

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plan Template

5 Year Plan for Fiscal Years 2008 - 2013

Annual Plan for Fiscal Year 2008

July 16, 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Bridgeport

PHA Number: CT001

PHA Fiscal Year Beginning: 10/2008

PHA Programs Administered:

☒ **Public Housing and Section 8**

Number of public housing units: 2453

Number of S8 units: 2800

☐ **Section 8 Only**

Number of S8 units:

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Other (list below)

Local offices

City of Bridgeport Clerk's office

Public library on Broad Street

www.bridgeporthousing.org

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2013
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

The Bridgeport Housing Authority is committed to providing quality, affordable housing and services in an efficient effective and creative manner. We will serve our residents by providing affordable housing opportunities in a safe environment; revitalizing and maintaining neighborhoods; and forming effective partnerships to maximize social and economic opportunities. This mission shall be accomplished by a fiscally responsible, ethical, and professional organization committed to excellence in public service.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
- ☒ Reduce public housing vacancies:
- Utilize existing manpower and implementing a more efficient management system that is benchmarked, measured and that staff are held accountable with a goal of increasing the occupancy rate of 93% as of March 28 to 98% by 10/1/08 and turning units over from the current 93 days to less than 30 days by 9/30/09.
 - Develop and implement quality control and tracking mechanisms comparable to the private industry.
 - Establish and implement a preventative maintenance program to minimize extensive repairs when a vacancy does occur.

- Increase capacity of the asset management staff through training and testing. Clerks at a minimum have gone through training and testing to become Certified Occupancy Specialists.
- Actively advertise the public housing program to all applicants and affirmatively furthering fair housing.
- Engaging consultants to find efficiencies in the purchase of goods and services, in the management and operations of public housing, in the implementation of Section 8 administrative plan and in the development public/affordable housing units.
- Implementing the energy performance contract, upon HUD approval, to improve the conditions of each complex in order to make the site more marketable.
- Supplement basic staff complement through the development and implementation of the Job Order Contracting program.
- Upon funding availability, increase manpower during peak vacancy periods by hiring temporary staff.
- Reduce the perception of our complexes as high crime areas by increase security measures.
- Increase staffing skills and capacity to address maintenance issues and PHAS Physical Management Score.



Leverage private or other public funds to create additional housing opportunities:

- Leverage the development fund under the Father Panik Village (FPV) replacement housing program by engaging in partnership agreements with the City, housing industry organizations, developers and financial organizations.
- Conduct analysis of vacant and/or occupied properties, to include administrative buildings, to determine the best use of such properties. Properties identified for sale and/or disposition would be leveraged to ensure that additional affordable housing, beyond the FPV replacement and Pequonnock replacement, is created.
- Leverage the 245 FPV and the 182 Pequonnock Section 8 vouchers to create additional housing. Hire additional staff under the development department to help us achieve this goal.
- Continue planning phases for the revitalization of Marina Village and ensuring that plans incorporate leveraging the property for a minimum of 1:1 replacement on and off-site.
- A listing of projected sites that identifies a variety of properties slated for FPV replacement, Pequonnock replacement, project-based voucher sites and acquired vacant lots and building for purposes of creating additional housing is included in the narrative. See CT001E01
- BHA Board of Commissioners approved the use of project based vouchers in communities outside of Bridgeport subject to the concurrence by local housing authorities and/or governing boards.



Acquire or build units or developments:

- Comply with the replacement housing requirements pertaining to 60 units of replacement public housing via the amended Pequonnock Agreement, in addition to the replacement of a remaining 242 required replacement public housing units via the amended Father Panik Village Settlement Agreement. See CT001E01.
- Implement phases of the comprehensive redevelopment plan for the combined former Marina Apartments and Pequonnock Apartments vacant land parcels in cooperation with the City of Bridgeport and the private development team specific to the creation of new mixed-income rental and for-sale affordable public housing.
- Continue the progress made on the redevelopment of the former Park City Hospital into assisted housing for the elderly, disabled and homeless population.

- Negotiate and acquire with City and HUD for tax foreclosed properties and other publicly held properties that can be rehabilitated to add affordable housing.
- Explore and implement other development deals with private property owners to expand the portfolio of the BHA beyond public housing and project-based Section 8 properties.
- A listing of projected sites for acquisition is included in the narrative. The BHA may dispose of acquired properties to a development entity as part of a planned development project.

☒ Other (list below)

- Raise the utilization rate of Section 8 vouchers to 97% by implementing lease up marketing programs.
- Establish and implement a protocol to ensure that the BHA stays current with program changes and takes advantage of regulatory waivers and other opportunities.
- Train staff in their respective fields by hiring trainers or attending off-site seminars.
- Conduct a new market analysis to reflect a more up to date needs assessment.
- Finalize the space analysis to provide additional and/or updated office space.

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

☒ Improve public housing management: (PHAS score) 82 as of 9/30/06;
2007 score is not available at this time

☒ Improve voucher management: (SEMAP score) 83 as of 9/30/07

☒ Increase customer satisfaction:

- Implement preventative maintenance program
- Continue to respond to emergency situations in a timely manner
- Improve physical conditions at each site
- Increase security measures
- Evict non-performing households

☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

- Improve upon vacancy turnaround to less than 30 days by 9/30/09.
- Decrease tenant account receivables.
- Train staff to assure accuracy of all reporting requirements.
- Strictly enforce Admission and Continued Occupancy Policy and Lease.
- Improve upon procurement process.
- Develop and implement resident orientation to educate new tenants about BHA lease and resident obligations.
- Create customer service procedures for tracking progress and quality of work and identify operational deficiencies.

☒ Renovate or modernize public housing units:

- Implement the Energy Performance Contract with Siemens for a variety of energy conservation measures and modernization of obsolete systems, upon HUD approval. A regularly scheduled staff training program is included in the contract.
- Implement a Job Order Contracting Program (JOC) suitable for the proactive and efficient contracting of routine and extra-ordinary maintenance and construction items.
- JOC contracting will also be used by the Housing Authority to address its compliance with the Section 504 Voluntary Compliance Agreement.

- Conduct a new Physical Needs Assessment of all BHA properties to determine the extent of the investment necessary and to develop an on-going preventative maintenance program and capital replacement schedule.



Demolish or dispose of obsolete public housing:

- Develop and implement redevelopment plans pertaining to the revitalization of Marina Village, Pequonnock Apartments and Marina Apartments. Coordinate master planning with City officials, residents, business community and legislative representatives.
- Develop a strategic plan in regard to its current inventory of underutilized vacant land parcels and existing rental properties in terms of disposition options with opportunities for expansion of affordable housing as its main goal. And upon completion of this plan, we will request to HUD the disposition of such properties. Included in the narrative is a listing of BHA owned vacant properties that may be slated for demolition or disposition.



Provide replacement public housing:

- As per Father Panik Village Replacement Program, as amended.
- As per Pequonnock Apartment Settlement Agreement, as amended.
- Increase staff as we undertake numerous development activities.
- Pursue partnerships with service providers, developers, financial institutions and other landowners.
- As per the to be determined revitalization plan of Marina Village, replacement housing must be in place prior to relocation of any household.



Provide replacement vouchers:



Other: (list below)

- Implement any updates to the Section 8 Administrative Plan accordingly
- Ensure timely Housing Quality Standards Enforcement inspections
- Continue Section 8 automated waiting list system
- Advertise in different mediums to attract landlords in non-impacted areas and outside of Bridgeport
- Seek qualified property management firm to manage newly developed scattered site housing
- Implement Re-Entry Program policy and procedures with the ultimate goal of family re-unification.
- Hire staff/contract with local mental health providers to work with disabled residents to ensure compliance with treatment plans.



PHA Goal: Increase assisted housing choices

Objectives:



Provide voucher mobility counseling:

- As per Pequonnock Apartment Settlement Agreement



Conduct outreach efforts to potential voucher landlords

- Advertise in different mediums to attract landlords in non-impacted areas



Increase voucher payment standards

- Raised standards from 105% to a maximum of 110%

- ☒ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs:
 - Section 32 Program in cooperation with the City of Bridgeport and other local affordable homeownership counseling and down-payment assistance providers upon internal review of existing public housing properties that is most appropriate for homeownership.
 - Incorporate homeownership programs as part of our effort to create mixed-income communities.
- ☒ Implement public housing site-based waiting lists: for each development
- ☐ Convert public housing to vouchers:
- ☒ Other: (list below)
 - Comply with the Voluntary Compliance Agreement to create a housing authority responsive to the needs of disabled households, to include retrofitting existing units and sites for full compliance with the UFAS and offering residents reasonable accommodations. The agreement also calls for specific administrative improvements in order to serve the disabled population more effectively.
 - Incorporate and ensure within the Development plans for Marina Apartments/Pequonnock Apartments, FPV replacement housing, Pequonnock replacement housing, Marina Village revitalization plan and any other new construction are consistent with the VCA and Matyasovsky Consent Decree.
 - Comply with the Matyasovsky Consent Decree in providing fair and equal housing opportunities for disabled households, specifically for Fireside Apartments and Harborview Towers.
 - Execute the redevelopment of the former Park City Hospital building programmed to service the elderly and supportive housing low-income populations via the creation of a total of 110 handicap accessible/usable, service enriched units. Specifically, 62 of the total units will be set aside to service the elderly and frail elderly population, and the remaining 48 units will be set aside to serve persons in need of supportive services.
 - Apply for additional vouchers upon funding availability.

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
 - Objectives:
 - ☒ Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
 - Actively market to families between the 50-80% of area median income.
 - Improve physical conditions of site by way of continued modernization activities, improved maintenance efforts and increasing security measures.
 - Develop a comprehensive redevelopment plan for the existing Marina Village that includes the creation of mixed-income contextually appropriate affordable housing development with alternative housing opportunities for public housing residents within other Bridgeport neighborhoods as part of a potential HOPE VI application process.
 - Continue “curb appeal” improvements at all sites.

- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Policies and procedures are in place for households to transfer within the BHA.
 - Work with City's Planning Office to create GIS maps and other visual tools to assess the relationship of BHA properties and Section 8 program utilization within the context of census and neighborhood composition.
 - Conduct new demographic needs assessment to ascertain the relative incomes in BHA neighborhoods.

- ☒ Implement public housing security improvements:
 - Continue to enforce "One Strike" policy.
 - Crime Prevention through Environmental Designs and the installation of CCTV.
 - Improve screening measures followed by strict lease enforcement
 - Continue contracting private security providers at Harborview Towers, Fireside Apartments and Trumbull Gardens.
 - Work with the police department to define the problem of crime that occurs near our developments and create strategies for identifying and reducing this problem.

- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Due to the complexity of the development arrangement of the former Park City Hospital, the BHA reserves the right to submit a designation application for disabled households only for one portion of the building and elderly residents only for the other.
 - Crime Prevention through Environmental Designs and the installation of CCTV system.

- ☒ Other: (list below)
 - Maintain an average response time of less than 24 hours in responding to emergency work orders.
 - Comply with PHAS UPCS standards.
 - Improve the quality and energy efficiency of new construction and replacement housing units in order to assist in the maintenance of these units for use by the low-income population over the long-term.
 - Create quality affordable units within available developable land parcels throughout Bridgeport that promote appropriate urban density and transit-oriented workforce housing objectives.
 - Partner with community organizations to provide supports for people with disabilities.
 - Partner with local social service agencies to provide self-sufficiency programs for residents.
 - Provide BHA site staff the right tools and methods necessary to become effective Asset Managers in order to deliver immediate and effective quality service to the resident communities.
 - Create alliances with neighborhood groups/councils and foster joint planning and better community relations.
 - Partner with City Park and Recreation Department to acquire properties on or near public housing for future development or modernization improvements.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- Ensure that businesses doing work for the Authority comply with Section 3 requirements.
 - Continue various resident programming.
 - Provide entry level employment opportunities to residents of the Authority.
 - Seek approval from HUD to implement a self-sufficiency program for public housing residents.
 - Collaborate with social service agencies that provide training and support services for employment options

- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- Seek out partnerships with local service providers.
 - Increase on-site community room utilization by community service providers in conjunction with site and resident needs.

- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Partner with City and other community organizations in seeking grants, donations and delivery of support systems to various families and individuals.
 - Partner with Connecticut Legal Services to provide legal support/services to at-risk individuals and/or households in order to maintain their residency status with BHA.
 - Satisfy ADA and Section 504 compliance requirements.
 - Hire a staff person to work with the disabled/elderly population.

- ☒ Other: (list below)
- Apply for Resident Opportunity and Self-Sufficiency grants upon funding availability.
 - Support Resident Programming, which will include leadership training, youth programs, and elderly/disabled recreational programs.
 - Comply with HUD requirements and legal proceedings as it relates to the BHA Scholarship Fund as administered by the Greater Bridgeport Area Foundation.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☒ Other: (list below)
 - Comply with the Voluntary Compliance Agreement with HUD.
 - Comply with the Matyasovsky Consent Decree for the disabled population as it pertains to housing at Fireside Apartments and Harborview Towers.
 - Train staff in the regulatory requirements.

Other PHA Goals and Objectives: (list below)

Strategic Goal

Maintain a fiscally responsible and responsive public housing agency.

- Operate so that income exceeds expenses every year; root our inefficiencies in use of manpower and materials; minimize use of overtime.
- Occupy units in a timely manner to maximize income stream.
- Continue technology upgrades and increase e-commerce/procurement opportunities.
- Continue anti-fraud efforts through rigorous verification process and resident integrity monitoring.
- Improve tenant account receivables.
- Implement energy conservation measures as identified in the Energy Performance Contract with Siemens upon HUD approval.
- Implement a recycling program.
- Engage utility companies to develop a direct payment and tracking system in order to minimize negative rent conditions.
- Utilize rebate programs with utility companies when conducting on-going modernization improvements that are outside the scope of the energy performance contract.
- Finalize space planning requirements for existing and future staffing patterns to maximize use of existing properties and minimize inefficiencies.
- Seek out other energy conservation measures outside of the planned energy performance contract with Siemens.

Strategic Goal

Encourage coordination and innovation in the delivery of public housing.

- Seek joint ventures and/or partnerships with the City and other housing authorities for aggregation of goods, services and commodities.
- Upgrade the Authority software system and utilize management systems/forms comparable to the private industry to increase efficiencies.
- Upgrade hardware to keep up with technology updates.
- Update BHA website regularly.
- Install CCTV system utilizing web-based networking.
- Increase e-commerce/procurement activities when soliciting for goods and services.

Strategic Goal

Encourage greater resident involvement and improve resident relations via the Resident Advisory Board

- Continue open dialogue with public housing and Section 8 residents through RAB and local site meetings, ensuring at least one Director is present.

- Assist local councils to operate efficiently and effectively and provide technical assistance to become better board members or send council members to resident training activities conducted by other housing organizations.
- Encourage residents to participate in at least three (3) local council meetings and one (1) RAB meeting. Council and RAB meetings can be considered towards compliance with self-sufficiency program.
- Encourage attendance of RAB and council members to the Board of Commissioner meetings
- Operate after-school programs for the benefit of resident children and families at all family complexes
- Support resident programs occurring at local sites
- Support other resident initiatives that provide programs and services to the youths of BHA

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.



Standard Plan



Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

General Description

The Housing Authority of the City of Bridgeport recently passed the U.S. Department of Housing and Urban Development's (HUD) short loss approval checklist and approval for our asset management conversion plan, our Capital Fund Program continues to be obligated and expended in a timely manner, deferred maintenance items are being addressed, resident participation has increased and organizational stability is in place. We are striving for designation as a high performing public housing agency. To that end, numerous projects are being planned for the upcoming year: Landscape and Security Surveillance Master Planning for our family complexes are underway; a BHA Wide Energy Audit is complete and we expect to enter into an Energy Performance Contract that will lead to \$24 million of modernization improvements for purposes of energy conservation measures; a Voluntary Compliance Agreement with HUD has been implemented for purposes of meeting our obligations for accessibility and 504 compliance requirements; numerous management improvement efforts are on-going for organizational, operational, policy and procedural efficiencies; and a Master Plan for the final 242 units of the Father Panik Village Replacement Program which includes a financing plan has been approved by all shareholders and significant progress is being made.

However, in light of these recent organizational improvements, all housing authorities are expected to honor their commitments with less funding for the Public Housing Program, Section 8 Program and the Capital Fund Program. The BHA will continue to explore any and all efficiencies and cost saving measures before considering service cutbacks.

The following are brief progress reports:

Father Panik Village Replacement Program

To date, the Authority has completed 576 units out of 818 required under the Father Panik Village Settlement Agreement. In order to produce the remaining 242 units of replacement housing, the BHA will leverage the balance of its development fund with other funding sources. The BHA is following the approved comprehensive replacement housing development plan that will utilize both physical and monetary resources from the BHA, the City of Bridgeport, private and non-profit developers and will utilize all possible financial instruments to achieve our mandate.

Capital Fund Program/Modernization Activities

The BHA will maintain its commitment to address the Voluntary Compliance Agreement requirements, deferred maintenance deficiencies and vacancy reduction efforts. We shall retain the following general approach to sequencing modernization priorities:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance – in particular 504 compliance
- Energy Conservation Measures (ECM) – to yield cost savings, which can in turn add resources to the operating budget. The BHA intends to enter into a performance contract this calendar year. The proposed energy conservation measures should take approximately 18 months to complete.
- Building Envelope – such as roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC, etc.
- Interiors – specific to unit improvements and administrative offices
- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls
- Grounds – once the buildings and all related systems are upgraded, the grounds will be addressed in a comprehensive approach following our established site master plans.
- Development Activities – to develop/purchase properties to meet Father Panik Village Replacement Requirements and/or increase supply of affordable rental housing units

A variety of contracting tools will be used to comply with the Voluntary Compliance Agreement, which will include the Job Order Contracting program. We intend to request a waiver from HUD to engage a contractor for five years. This will allow the BHA to deliver more fully compliant accessible units in a timely and efficient manner.

Public Housing Asset Management Program

The Authority made policy changes to its public housing program. Therefore, the Admissions and Continued Occupancy Policy revised in March 2008 shall be in effect on May 1, 2008. Any additional revisions to the policy shall comply with notice requirements. We expect a new version of the lease to be published by June 2008. Meanwhile, the BHA must improve its delivery of vacant unit turnaround time and raise its occupancy rate; through administrative improvements particularly in the admissions process, efficiencies in procuring goods and services, better planning, staff training and hard work. Our goal is to have the vacant units physically ready within 14 – 21 days and to be occupied within 7 days. .

Consent Decree Office

This department was established to respond to the requirements of the Voluntary Compliance Agreement and the Matyasovsky Consent Decree as well as the Father Panik Consent Decree and Pequonnock Memorandum of Agreement. The requirements of all agreements directly affect the admissions process; therefore, the Authority gave the Consent Decree Office the responsibility to supervise the admissions office.

Section 8 Program

The program's funding is at 97% rate. The BHA changed its policy to increase the maximum payment standard to 110% of the 2008 fair market rents. BHA commenced a special rent up initiative to attain full utilization.

Resident Services

The BHA has been active in its efforts to develop operating local councils and a strong Resident Advisory Board. We have and will continue to provide resident training activities for the leadership and for employment and/or self-sufficiency improvements. We are committed to making the resident associations viable and productive. The Authority will work with local agencies to ensure that local initiatives are inclusive of programs that will enable the residents to become economically self-sufficient. The Authority

will continue to seek local, state and federal funding that will provide economic self-sufficiency and empowerment programs for residents. The Authority will continue to work with residents develop youth and adult leaders that are viable members of the community.

Security

The BHA expects continued baseline police service from the Bridgeport Police Department through the Cooperation Agreement between the Authority and the City of Bridgeport. In the meantime, we will continue providing security guard services at Trumbull Gardens, Harborview Towers and Fireside Apartments. We intend to install, in phases, an integrated BHA networked CCTV system at critical locations and monitored centrally. Aggressive screening measures are in place and lease enforcement will continue.

Conclusion

The BHA is ready for the challenges ahead. It is our earnest goal to make this housing authority a high performing authority in the State and in the Nation. And we must do this in partnership with the City of Bridgeport, its residents, business entities, community support organizations, the public at large and the BHA's dedicated employees.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☒ FY 2008 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ List of Resident Advisory Board Members: ct001d01
- ☒ List of Resident Board Member: template
- ☒ Community Service Description of Implementation: template and narrative
- ☒ Information on Pet Policy
- ☒ Section 8 Homeownership Capacity Statement, if applicable
- ☒ Description of Homeownership Programs, if applicable: template and narrative

Optional Attachments:

- ☒ PHA Management Organizational Chart
- ☒ FY 2008 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text): ct001d01
- ☒ Other (List below, providing each attachment name)
PHA Certification of Compliance

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	Plan Template Chapter 18
X	State/Local Government Certification of Consistency with the Consolidated Plan	Plan Template Chapter 18
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	Plan Template
X	Consolidated Plan for the jurisdiction in which the PHA is located which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Plan Template Chapter 1 Narrative: Housing Needs Assessment
X	Most recent board-approved operating budget for the public housing program	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Plan Template Chapter 3, ACOP
X	Section 8 Administrative Plan	
X	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) & 2. Documentation of the required de-concentration and	Plan Template Chap. 3 Sec. 6

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Plan Template Chap. 4 Sec. A (2)
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Attachment ct001b01 and ct001c01
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Attachment ct001b01 and ct001c01
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	N/A
X	Approved or submitted applications for demolition and/or disposition of public housing	Plan Template Chapter 8
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Plan Template Chapter 9
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Plan Template Chapter 10
X	Approved or submitted public housing homeownership programs/plans	Plan Template Chapter 11 5H homeownership plan
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	N/A
X	FSS Action Plan/s for public housing and/or Section 8	Plan Template Chapter 12
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Plan Template Chapter 12
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	N/A
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Plan Template Chapter 16
	Troubled PHAs: MOA/Recovery Plan	
	Other supporting documents (optional)	
	Continued Improvement Plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Family Type	Overall	Affordability	Supply	Quantity	Accessibility	Size	Location
Income ≤30% of MFI	3,681	5	4	5	2	3	4
Income >30% but < 50% of MFI	2,024	5	4	5	2	3	4
Income >50% but <80% of MFI	4,656	4	4	4	2	3	3
Elderly Families	12,178	5	4	4	3	2	4
Families with Disabilities	21,503	5	4	4	3	3	4
White Families	62,822	4	4	4	2	3	3
Black Families	42,925	5	4	4	2	3	4
Hispanic Families	44,478	5	4	4	2	3	4
AI and Eskimo Families	664	1	1	1	1	1	1
Asian and PI Families	4,536	2	1	1	1	2	1

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2003
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing as of March 19, 2008		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2193		178
Extremely low income <=30% AMI	1852	84%	
Very low income (>30% but <=50% AMI)	295	13%	
Low income (>50% but <80% AMI)			
Families with children	482	21%	
Elderly families	299	13%	
Families with Disabilities	787	35%	
White families	2127	96%	
Black families**	1484	67%	
Hispanic families*	1879	85%	
Asian families	6	<1%	
American Indian	9	<1%	
* Hispanic families may also be counted as white families ** Black families may be Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,309	59%	
2 BR	732	33%	
3 BR	81	3%	
4 BR	60	2%	

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR	14	<1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing as of May 16, 2007 <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3133	100%	240@8%
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	2738	87%	
Elderly families	132	4%	
Families with Disabilities	262	8%	
White families	250	8%	
Black families	1302	42%	
Hispanic families	1566	50%	
Asian families	10	<1%	
American Indian	5	<1%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 33

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes as per Pequonnock Apartment Settlement Agreement

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)
 - ⦿ Utilize project based Section 8 vouchers as per Father Panik Village Replacement Program as part of community revitalization in partnership with City and developers.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
 - ⊙ In partnership with the City, the BHA must be a part of the community revitalization neighborhood by neighborhood. The BHA will seek creative approaches that utilize its assets and manage them to the full extent within HUD rules and guidelines.
 - ⊙ Redevelop Park City Hospital for the elderly, disabled and homeless population

Need: Specific Family Types: Families at or below 30% of median**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
 - ⊙ Operate flat rents at a reduced rate of the fair market rent for each geographic area in Bridgeport: East End, East Side, Hollow, South End, West End, Black Rock and North End.
 - ⊙ Maximize the number of affordable homeownership opportunities available to BHA residents.

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
 - ⊙ Maximize the number of affordable homeownership opportunities available to BHA residents.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)
 - ⦿ Renovate Park City Hospital site into a mix of elderly, congregate and disabled supportive housing. The BHA will expand the housing choices for its elderly and disabled population.
 - ⦿ Implement programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
 - ⦿ Explore conversion of other housing stock to support the housing needs of the elderly/disabled.
 - ⦿ Utilize Section 8 vouchers as housing options for people with disabilities.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below)
 - ⦿ Renovate Park City Hospital site into a mix of elderly, congregate and disabled supportive housing. The BHA will expand the housing choices for its elderly and disabled population.
 - ⦿ Implement programs that increase health and human services for residents of Harborview Towers and Fireside Apartments.
 - ⦿ Explore conversion of other housing stock to support the housing needs of the elderly/disabled.
 - ⦿ Utilize Section 8 vouchers as housing options for people with disabilities.
 - ⦿ Link with local, state and federal programs to provide housing options with support systems in place as funded by each department.
 - ⦿ Comply with negotiated settlements that support the housing needs of the disabled.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☒ Other: (list below)
 - ⊙ Target BHA replacement and homeownership programs and activities in non or low-impacted areas.
 - ⊙ Promote rental opportunities for existing public housing units in local newspapers to community at large who are at 80% or below of the AMI and to allow for people who meet the income range of 50% to 80% of the AMI to be admitted into scattered site units.
 - ⊙ Train staff on fair housing issues, rules and regulations

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$10,869,917	
b) Public Housing Capital Fund	\$4,062,683 CFP \$439,768 RHF	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$350,000/3 yrs	Computer training specialist, Job Developer, Job pre-employment program
h) Community Development Block Grant	\$5,000	Youth services; family self sufficiency; north end social services
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,550,204	Public housing operations, tenant services
4. Other income (list below)		
Operations	\$549,108	Operations
Funding for replacement units	1,261,193	Replacement of Father Panik Village units
4. Non-federal sources (list below)		
Total resources	\$45,309,978	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (90 days)
- ☐ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history and past credit practices
- ☐ Housekeeping through house visits
- ☐ Other (describe)
- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list (current)
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists (planned)
- ☒ Other (describe)
- ⊙ Incentive transfer policy.
 - ⊙ Pequonnock Apartment Settlement Agreement.
 - ⊙ Matyasovsky Consent Decree
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
- ☒ PHA development site management office
- ☒ Other (list below)

- ⊙ Trumbull Gardens Administrative Office Resident Selection Department

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 9

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? 9

The Authority currently utilizes one community-wide wait list; however,

- ⊙ Upon approval of the Authority's development plan for Park City for elderly/disabled residents, the Authority will develop a site-based wait list for these units.
- ⊙ Replacement of units of Pequonnock Apartments will have its own site based wait list as per Pequonnock Apartment Settlement Agreement.
- ⊙ Settlement Agreement to house disabled households in Fireside Apartments, Harborview Towers and 25 scattered site units requires the BHA to have a separate site based wait list for the sites.
- ⊙ We intend to operate site based waiting lists for each family development: Marina Village, PT Barnum, Charles Greene Homes, Trumbull Gardens, and Scattered Sites.

3. ☒ Yes ☐ No: May families be on more than one list simultaneously

If yes, how many lists? 2 to 3 depending on circumstances

- ⊙ Applicants off the public housing wait list are offered Pequonnock Section 8 vouchers or may be eligible for admissions to scattered sites.
- ⊙ Former residents of Pequonnock Apartments are given preference to occupy a scattered site unit as completed by the City of Bridgeport
- ⊙ Elderly residents may be former Pequonnock Apartments and would be eligible for certain benefits.
- ⊙ Disabled households may be on the elderly/disabled list and be on the regular wait list
- ⊙ All current applicants can be on the list of up to 3 developments or opt for first available unit.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☒ All PHA development management offices
- ☒ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they are removed from the waiting list? (select one)

- ☐ One
☒ Two concurrently with good cause
☐ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

- Pequonnock Apartment Settlement Agreement – former residents Pequonnock Apartments may return to public housing and are not limited to two choices
- Elderly for congregate housing at Park City Manor – applicants must go through an assessment to be eligible to receive services; approved and eligible applicants will be assigned a unit only for these services

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)

Offers of apartments will be made in the following order:

- A. Emergency transfers;
- B. Administrative transfers in the following category order:
 - 1) Category 1: Reasonable accommodations for residents with disabilities
 - 2) Category 2: Three sub priorities below:
 - Modernization and Revitalization transfers
 - Problems of violence that are less than life-threatening
 - Serious overcrowding, over-housing, and split families
- C. Incentive transfers;
- D. New Admissions from the waiting list;
- E. Category 3 Administrative transfers

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ⦿ Pequonnock Apartment Settlement Agreement – former residents of may return to public housing
 - ⦿ Matyasovsky Consent Decree – disabled applicants will have preference over elderly applicants for Fireside Apartments and Harborview Towers until the sites reach a specific ratio

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ⊙ Pequonnock Apartment Settlement Agreement - 1
 - ⊙ Matyasovsky Consent Decree – 1

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)
 - ⊙ Website
 - ⊙ City Clerk's Office
 - ⊙ Library on Main Street

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☒ Other (list)
 - ⊙ As per Flat Rent guidelines

(6) De-concentration and Income Mixing

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?
- b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☒ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Marina Village
 - ☐ PT Barnum
 - ☐ Charles Greene Homes
 - ☐ Trumbull Gardens
 - ☐ Scattered Sites
- ☒ Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Marina Village
 - ☐ PT Barnum
 - ☐ Charles Greene Homes
 - ☐ Trumbull Gardens
 - ☐ Scattered Sites
- ☒ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Marina Village
 - ☐ PT Barnum
 - ☐ Charles Greene Homes
 - ☐ Trumbull Gardens
 - ☐ Scattered Sites
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage de-concentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:
 - ⊙ Marina Village
 - ⊙ PT Barnum
 - ⊙ Charles Greene Homes
 - ⊙ Trumbull Gardens
 - ⊙ Scattered Sites

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☒ Other (list below)
 - ⊙ Income requirements

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity
 - ☒ Other (describe below)
 - The Authority will furnish upon request by prospective Section 8 landlords with information about the family's rental history, compliance with essential conditions of tenancy, current address of prospective tenant, and name and address of current and/or previous landlord, or any history of drug trafficking.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
 - ☐ Federal public housing
 - ☐ Federal moderate rehabilitation
 - ☐ Federal project-based certificate program
 - ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☐ PHA main administrative office
 - ☒ Other (list below)
 - To be advertised publicly

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Vouchers are initially issued for sixty (60 days). Extensions are permissible at the discretion of the Authority at 30 day intervals up to a maximum of sixty (60) days primarily for these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period

- The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, through the initial sixty-day period
- The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement

- As per Pequonnock Apartments Settlement Agreement for eligible Pequonnock Apartment residents (180 days, subject to 60 day extensions for good cause).

(4) Admissions Preferences

a. Income targeting

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- BHA will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions
 - BHA will comply with Father Panik Village Settlement Agreement and subsequent revisions

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ⊙ 2 BHA will comply with Pequonnock Apartment Settlement Agreement and subsequent revisions
 - ⊙ 2 BHA will comply with Father Panik Village Settlement Agreement and subsequent revisions

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)



The Section 8 Administrative Plan



Briefing sessions and written materials



Other (list below)

- ⦿ Pequonnock Apartment Settlement Agreement and subsequent amendment
- ⦿ Father Panik Village Settlement Agreement and subsequent amendment
- ⦿ Section 8 Voucher Homeownership Program upon funding availability

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?



Through published notices



Other (list below)

- ⦿ Pequonnock Apartment Settlement Agreement and subsequent amendment

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- ⦿ The family has lost eligibility for or is awaiting eligibility determination for a Federal, State or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent resident under the Immigration and Nationality Act who would be entitled to public benefits by for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996
- ⦿ The family would be evicted as a result of the imposition of the minimum rent

- ⊗ The income of the family has decreased because of changed circumstance, including the loss of employment, death in the family or other circumstances as determined by the PHA or HUD.

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
 - ⊗ Residents may choose flat rent rates. Rates are listed in **4.A (2)**.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion

- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)
 - ⊙ Within ten calendar days of all changes in family composition or status.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

The BHA has adopted flat rents based on a reduced rate of the Fair Market Rent for units comparable in size, location, quality, unit type, age, housing services, maintenance,

utilities and amenities in the area in which each public housing development is located. The BHA will apply flat rents to its inventory-wide public housing stock. The BHA used the Section 8 Annual Rent Reasonableness Study to establish the Fair Market Rents.

PEQUONNOCK SECTION/LOWER WOOD AREA

Charles Greene Homes, Catherine Street, Calhoun Street, Harral Avenue, Highland Avenue, Madison Avenue, Pequonnock Towers, Sedgewick Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$731.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

SOUTH END/WEST END AREA

Marina Village, P.T. Barnum, and Pequonnock Apartments, Atlantic Avenue, Center Street, Charles Street, Elmwood Avenue, Grove Street, Iranistan Avenue, Norman Court, Park Avenue, West Liberty, and Wood Avenue, Poplar Street, Carleton Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

UPPER EAST SIDE/MILL HILL AVENUE AREA

Asylum Street, Bond Street, Boston Commons, Concord Street, Grant Street, Kings Bury Road, Kossuth Street, North Bishop Avenue, North Ridgefield Avenue, Ogden Street EXT, Pixlee Street, Prince Street, Priscilla Street, Sheridan Street, Stillman Street, Summerfield Avenue, Tudor Hill, Velvet Street

Unit Type	Flat Rent
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.50
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

LOWER EAST SIDE/EAST END AREA

Fireside Apartments and Harborview Towers, Beardsley Street, Cowles Street, Dekalb Avenue, Hewitt Street, Newfield Avenue, Sixth Street, Williston Street, Caroline Street, Cedar Street, East Main Street, Hallett Street, Marlboro Court, Nichols Street, Steuban Street, Water view Avenue, Pembroke II

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

RESERVOIR AREA

Trumbull Avenue, Alba Avenue, Alexander Avenue, Ezra Street, Garden Drive, Hawley Avenue, Houston Avenue, Lindley Street, Parrot Street, Salem Street, Sound view Avenue, Sunshine Circle

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

NORTH END AREA

Clark Street, Woodside Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

LOWER NORTH END AREA

Unit Type	Flat Rent
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.00
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

BLACK ROCK AREA

Belmont Avenue, Harbor Avenue, Scofield Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) Bedroom	\$1065.00

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below)
 - ⊙ HUD approved Section 8 Vouchers as per Pequonnock Apartment Settlement Agreement.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families
- ☒ Other (list below)
 - ⊙ HUD approved Section 8 Vouchers as per Pequonnock Apartment Settlement Agreement allows for 100% to 159% of FMR

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- ⊙ Lost eligibility while waiting for a determination for Federal, state or local assistance programs
- ⊙ Facing an eviction because of this hardship
- ⊙ Income decrease because of changed circumstance (unemployment)
- ⊙ Death in the family and other circumstances determined by the BHA or HUD.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2490	10%
Section 8 Vouchers	2813	8%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	183	0
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - ⊙ Affirmative Marketing Policy, Statement of Procedures and Fair Housing Procedures
 - ⊙ Capitalization Policy & Investment Policy
 - ⊙ Procurement Policy
 - ⊙ Admissions and Continued Occupancy Policy, Resident Lease, Rent Collection Policy, Pet Policy, Emergency and Work Order Policy, Grievance Procedures
 - ⊙ Extermination Plan for each development

- (2) Section 8 Management: (list below)
 - ⊙ Section 8 Administration Plan
 - ⊙ Section 32 homeownership plan
 - ⊙ Section 8 Voucher Homeownership Program

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☒ Other (list below)
 ⊙ Director of Asset Management at 150 Highland Avenue, Bridgeport, CT

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)
 ⊙ Director of Section 8 at 150 Highland Avenue, Bridgeport, CT

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ct001b01

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ct001b01

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- ⊙ In compliance with the amended Father Panik Village Settlement Agreement, the Housing Authority plans to maximize the use of its current Father Panik Development Fund and Replacement Housing Factor funds available with other public and private funding sources in order to produce the required 282 remaining replacement housing units.
 - ⊙ The BHA will also execute mixed financing development activities during the plan year as part of the Park City Redevelopment project.

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

- ◎ The BHA is currently developing a series of redevelopment plans to satisfy the Father Panik Settlement Agreement that will include mix financing opportunities within smaller real estate development projects.
- ◎ The City of Bridgeport is conducting replacement housing activities to comply with the Pequonnock Apartment Settlement Agreement.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Marina Village
1b. Development (project) number: CT26-P001-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>August 2009</u>
5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2008 to begin discussions with community and residents about Master Development Plan for Marina Village b. Submission of Master Development Plan to HUD for review and approval, which may include demolition activities in August 2009 c. demolition of other building to begin in January 2010, projected end date of activity in December 2015:

Demolition/Disposition Activity Description
1a. Development name: Wayne Street
1b. Development (project) number: CT26-P001-040
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(July 2005 approved for demolition; planned submission for disposition by October 2008)</u>
5. Number of units affected: 15 uninhabited units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: The building on site was approved for demolition in July 2005. As part of our requirement to replace housing under the Father Panik Village replacement program and the Pequonnock Apartment Settlement Agreement, the Authority reserves the option to dispose of the property for the benefit of either agreement. Should the BHA determine the viability of disposing of this property, we expect to submit an application by October 2009.

Demolition/Disposition Activity Description
1a. Development name: Former Father Panik Village
1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053 (development budget used)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(April 29, 2005)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development 7 acres <input type="checkbox"/> Total development
7. Timeline for activity:

Demolition/Disposition Activity Description
1a. Development name: Former Park City Hospital Building and adjacent housing authority owned vacant land parcels on Garden Street and Black Rock Avenue 1b. Development (project) number: CT26-P001-053k
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(August 2008)</u>
5. Number of units affected: to be confirmed during discussion with community and residents, but remaining units not rehabilitated will be affected by this activity.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Planned disposition application in August 2008

Demolition/Disposition Activity Description
1a. Development name: Former Father Panik Village 1b. Development (project) number: CT26-P001-001 (original) CT26-P001-053 (development budget used)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2009)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development approximately 10 - 12 acres
7. Timeline for activity: a. establish master plan for vacant property as mixed income mixed use site by 1 st quarter of 2009 b. Submit application in October 2009 c. begin development activity based on master plan recommendations, ability to secure public financing and availability of private development funds.

Demolition/Disposition Activity Description
1a. Development name: Marina Apartments Lot 1b. Development (project) number: CT26-P001-002b
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(September 2008)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development approximately 5 acres
7. Timeline for activity: As part of a comprehensive revitalization plan for the Marina Apartments, Pequonnock Apartments lot and adjacent properties owned by the City with a preferred developer, the BHA anticipates a planned disposition application in September 2008.

Demolition/Disposition Activity Description
1a. Development name: Pequonnock Lot 1b. Development (project) number: CT26-P001-026
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(September 2008)</u>
5. Number of units affected: <u>0</u>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: As part of a comprehensive revitalization plan for the Marina Apartments, Pequonnock Apartments lot and adjacent properties owned by the City with a preferred developer, the BHA anticipates a planned disposition application in September 2008.

Demolition/Disposition Activity Description
1a. Development name: Marina Village
1b. Development (project) number: CT26-P001-002b
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 5, 2006)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development, for easement with CT Light and Power <input type="checkbox"/> Total development
7. Timeline for activity: Approved in October 5, 2006

Demolition/Disposition Activity Description
1a. Development name: Marina Apartments
1b. Development (project) number: CT26-P001-002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(March 2007)</u>
5. Number of units affected: Parcel is vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development, for easement to CT Light and Power <input type="checkbox"/> Total development
7. Timeline for activity:

Demolition/Disposition Activity Description
1a. Development name: 168-172 Catherine Street, 158-168 Catherine Street, 207 Catherine Street, 152-156 Catherine Street
1b. Development (project) number: CT26-P001-053
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(August 2008)</u>
5. Number of units affected: three properties are vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: August 2008

Demolition/Disposition Activity Description
1a. Development name: Father Panik Village Acquired Units for Replacement Housing: 26 Adams Street, 244-246 Olive Street, 331 Alba Street, 319, 325, 329 Woodlawn Avenue, 331 Alba, 65-69 Highland Avenue, 191-197 and 323 Harral Avenue, 1081-1083 Iranistan Avenue, 147-153 and 157-163 Lee Avenue, and 177 Voight Ave, 1327 Reservoir Avenue, 46-56 Albion Street
1b. Development (project) number: CT26-P001-053
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2008)</u>
5. Number of units affected: properties are vacant
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: October 2008 b. HUD review and approval: February 2009 c. Transaction completion: April 2009

Demolition/Disposition Activity Description
1a. Development name: Trumbull Gardens 1b. Development (project) number: CT26-P001-044: 585-635 Trumbull Avenue, 476-730 Trumbull Avenue and 15-68 Terrace Circle
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(4th quarter 2008)</u>
5. Number of units affected: 205 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: November 2008 b. HUD review and approval: March 2009 c. Transaction completion: May 2009

Demolition/Disposition Activity Description
1a. Development name: Pembroke III: 70 Church Street, 271 Hallett Street and 540 Crescent Street 1b. Development (project) number: CT26-P001-to be determined
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(October 2008)</u>
5. Number of units affected: 1.6 acre parcel is vacant 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Submission of application: October 2008 b. HUD review and approval: February 2009 c. Transaction completion: April 2009

Demolition/Disposition Activity Description
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1a. Development name: Various occupied single family scattered site properties 1b. Development (project) number: CT26-P001-to be determined
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(1st quarter of 2009)</u>
5. Number of units affected: 32 occupied units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: The BHA is reviewing its entire public housing inventory to determine the most appropriate housing to remain within our portfolio. Upon completion of this review, certain public housing properties most appropriate for creating additional housing will be disposed of under the Section while those most appropriate for homeownership opportunities will be identified under the homeownership section.

Demolition/Disposition Activity Description
1a. Development name: 361 Bird Street, Central Warehouse 1b. Development (project) number: CT26-P001-005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(1st quarter of 2009)</u>
5. Number of units affected: 0 units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: The BHA is reviewing its inventory to determine the most appropriate use of office facilities based on existing and future office needs. Upon determination of the best of the site, the BHA may dispose of the property.

Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Park City Manor
1b. Development (project) number: CT26-P001-053K
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/15/2009)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 62
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

The Authority will be undertaking an analysis of Trumbull Gardens, Marina Village and other single to 2 family properties to determine if conversion to tenant based assistance is appropriate for the sites.

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date

submitted or approved:

- ☐ Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites
1b. Development (project) number: to be determined
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (3/31/1999)
5. Number of units affected: 20
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Various Scattered Sites single family homes 1b. Development (project) number: all projects may be affected
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (February 2009)
5. Number of units affected: 20 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development The BHA is reviewing its entire public housing inventory to determine the most appropriate housing to remain within our portfolio. Upon completion of this review, certain public housing properties most appropriate for creating additional housing will be disposed of under the Section while those most appropriate for homeownership opportunities will be identified under the homeownership section.

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

Upon funding availability

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
- ☐ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Section 8 Homeownership Capacity Statement

The Bridgeport Housing Authority will employ the following minimum criteria for its Section 8 Homeownership Program:

1. We shall require eligible households a minimum of 3% downpayment towards the purchase of the home and at least 1% of the downpayment come from the household's resources.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
☒ Public housing admissions policies
☒ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☒ Preference/eligibility for public housing homeownership option participation
☒ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Computer Learning Center</i>	<i>400</i>	<i>Random</i>	<i>PT Barnum</i>	<i>Public Housing</i>
<i>Resident Service Coordinator for elderly and disabled households</i>	<i>1000</i>	<i>Random</i>	<i>Community Affairs Department</i>	<i>Public Housing</i>
<i>Scholarship Program</i>	<i>2</i>	<i>Random</i>	<i>Community Affairs</i>	<i>Public Housing and Section 8</i>
<i>Homeownership</i>	<i>Varies</i>	<i>Random</i>	<i>Resident Selection</i>	<i>Public Housing and Section 8</i>
<i>Job Developer</i>	<i>2917</i>	<i>Random</i>	<i>Community Affairs</i>	<i>Public Housing and Section 8</i>
<i>After-School Programs</i>	<i>300</i>	<i>Random</i>	<i>Trumbull Gardens, Greene Homes, Marina Village</i>	<i>Public Housing and Section 8</i>
<i>Summer Sunsational Camp</i>	<i>75</i>	<i>Random</i>	<i>Trumbull Gardens</i>	<i>Public Housing Residents</i>
<i>GED Program</i>	<i>20</i>	<i>Specific Criteria</i>	<i>Gary Crooks</i>	<i>Public Housing</i>
<i>Renter's Rebate Program</i>	<i>450</i>	<i>Elderly/Disabled</i>	<i>Site Offices</i>	<i>Public Housing</i>
<i>Resident Association Leadership Training</i>	<i>9</i>	<i>Resident Association Officers</i>	<i>Resident Associations/Site Offices</i>	<i>Public Housing</i>
<i>Credit Smart</i>	<i>36</i>	<i>Random</i>	<i>Gary Crooks Center</i>	<i>Public Housing/ Section 8</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	2 as of April 16, 2007
Section 8	96	53 as of March 11, 2008

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Maintain protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
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The Authority will operate within the following guidelines:

All adult (nonexempt) residents of public housing must perform an average of 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month or a combination of each activity for a total average of 8 hours a month or a total of 96 hours per year.

The Authority exempts adult resident who are elderly, blind or disabled preventing them from participating, a primary caretaker of such an individual, exempt from work by the State, receiving assistance and in compliance with State or TANF requirements, or is gainfully employed. The adult resident is exempt if they are already participating in community service and/or self-sufficiency activities as defined below.

Work activities include unsubsidized or subsidized employment, work experience if sufficient private sector employment is not available, on-the-job training, job search or job readiness assistance, community service programs, vocational educational training (not to exceed 12 months for any individual), and/or job skills training directly related to employment.

1. COMMUNITY SERVICE ACTIVITIES

The Authority will give residents the greatest amount of community service activities possible for participation. The Authority will inform residents of volunteer opportunities in the community annually, during any changes in the household, and during admissions. Community service activities can include, but not limited to, physical improvement of the community, volunteer work in schools, child-care centers, hospitals, homeless shelters, or other social service organizations.

Political activity cannot be considered community service. The Authority will not replace BHA employees with community service residents.

2. SELF-SUFFICIENCY ACTIVITIES

The self-sufficiency program is defined as any program designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment).

3. LEASE REQUIREMENTS

The BHA reserves the right to not renew the household's lease should they fail to comply with the community service requirement. Failure to complete the 96 hours per year will carry over to the following year. Households must enter into an agreement to complete them. Should the household continue to fail the requirement, the Authority will exercise its right not to renew the household's lease. Further non-compliance (i.e. one adult member not meeting requirement, two years of non-participation) may result in eviction.

4. ADMINISTRATION OF PROGRAM AND REQUIREMENTS

The Department of Social Services (DSS) has partnered with the Authority to provide information regarding eligibility of public housing residents receiving assistance. DSS will verify the number of people on public assistance and also provide the number of months they have remaining on their eligibility.

The Authority will initially identify residents paying minimum rent. The Community Affairs Department will provide an assessment to determine exemption or non-exemption. The Counselor will then develop a plan of action identifying their needs and course of action to comply with the requirements should they be identified as non-exempt.

Subsequently, the Authority will continue to identify non-exempt residents annually during their re-certification, intermittently as households' request changes, during new admissions, and/or as identified by DSS as non-exempt. The Authority reserves the right to change exemption status during the year should they become exempt or non-exempt.

The Authority will provide residents with a Community Service Verification Form that should be completed wherever they perform community service. The Authority will

identify a point person from that organization as the sole verifier. That person's signature must be on the form. The resident must turn in their verification forms monthly to the Clerk Typist or the Site Manager. The Verification Forms will remain in the residents' file.

5. NOTIFICATION PROCESS

All new residents, during admissions, will be informed of this requirement. Their status will be determined annually during their re-certification and during any changes in the household.

Current residents will be notified annually by, but not limited to, mail, flyers, resident association meetings, monthly and quarterly mailers, and public meetings.

The Authority will periodically inform all social service agencies, churches, and local board of education of the service requirements and to identify point persons for verifications. All organizations providing the community service activity must comply with the Authority's non-discrimination policy.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and all scattered sites

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)
 - ⦿ Continuation of the unarmed security patrols in BHA developments
 - ⦿ Continued income mixing
 - ⦿ Providing homeownership opportunities
 - ⦿ Planned revitalization of Marina Village
 - ⦿ Installation of security cameras and security lighting at Marina Village, Charles Greene Homes, Trumbull Gardens, Harborview Towers, and PT Barnum Apartments
 - ⦿ Assisting residents to obtain a skill, trade or higher education through the Authority's scholarship program and job development programs through the ROSS grant
 - ⦿ Narcotic Hotline #576-7983 and Gang Hotline #334-4264. Identification of all callers is not required and shall remain private should the caller identify themselves

2. Which developments are most affected? (list below)

Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and all scattered sites

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Marina Village, PT Barnum, Trumbull Gardens, Charles Greene, Harborview Towers, Fireside Apartments and all scattered sites

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2007 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The Authority's policy was developed after weighing and balancing the interests of Bridgeport Housing Authority's (BHA) residents, BHA management and its communities surrounding the developments and dispersed housing. In accordance with Federal regulations, the BHA will permit pet(s) in specified dwelling sites in accordance with this policy. No exotic, wild or dangerous animals, snakes, farm animals to include chicken and roosters or any other animal not permitted in residential units by state or local laws, ordinances or this policy may be kept by residents.

Public housing residents living in determined site are permitted to keep no more than 1 dog or 1 cat per unit. The site restrictions do not apply to service animals that assist persons with disabilities, or service animals that accompany visitors to the developments, or elderly residents requiring the companionship of an animal.

Additional fees and restrictions apply, which is contained in the Admissions and Continued Occupancy Policy. The document is available for review to the public.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 6
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☒ Private management – for select scattered sites
 - ☒ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☒ Other: (list below)
 - ⦿ Physical Needs Assessment Update
 - ⦿ Energy Audit and Performance Contract
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name)
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:
See resident comments in attachment ct001d01
☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)
- b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization

☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Bridgeport

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☒ Other: (list below)
The Authority is participating in the Asset Control Area Participation Program.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Authority is complying with HUD's default definition of substantial deviation or significant amendment to the Annual Plan, which is as follows:

- Changes to the rent or admissions policies or organization of the wait list
- Additions to non-emergency work items or change in the use of the replacement reserve funds under the Capital Fund Program
- Any changes with regards to demolition, designation, homeownership programs or conversion activities

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Capital Fund Program P & E Statements attached as ct001b01

Replacement Housing Factor Fund P & E Statements attached as ct001c011

Attendance sheets and Resident Comments are attached as ct001d01

List of Project Based Voucher Landlords

Frank Albanese, Owner	1071 Pembroke Street	6 units
Frank Albanese, Owner	603 Arctic Street	6 units
Demarco Management, Jason Epstein, Owner	588-612 E Main Street Mews	13 units
Bridgeport Phase I Owner LLC	955-961 Main Street	6 units
Mutual Housing Association	Yale Street and Yale Street Commons	12 units
Mutual Housing Association	Huntington Senior Complex	12 units
Washington Park Revitalization Project	Washington, Kossuth and Barnum Avenue	12 units
Bridgeport Neighborhood Trust	Villa Victoria	3 units

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These attachments correspond to hard copy attachments in the Annual and Five Year Plan Book

<i>Book attachment</i>	<i>Description</i>	<i>Template attachment</i>
• Attachment A	Annual Plan Narrative	ct001a01
• Attachment B	Admissions & Occupancy Policy	N/A
• Attachment C	Capital Fund Program Statement	ct001b01 & c01
• Attachment D	Resident and Public Comments	ct001d01
• Attachment E	Section 8 Administrative Plan	N/A
• Attachment F	Additional Policies	N/A
• Attachment G	Grievance Procedure	N/A
• Attachment H	Approved 5(h) Homeownership Plan	N/A
• Attachment I	Procurement Policy	N/A
• Attachment J	Father Panik Village Settlement Agreements	N/A
	Appendix A	ct001e01
• Attachment K	Pequonnock Apartments Settlement Agreement	N/A
• Attachment L	Procedure Manual	N/A
• Attachment M	Lease	N/A
• Attachment N	Memorandum of Agreement	N/A
• Attachment O	City of Bridgeport Housing Policy Study	N/A
• Attachment P	VAWA Statement	ct001f01

Executive Summary – 2008 Update

General Description

The Housing Authority of the City of Bridgeport recently passed the U.S. Department of Housing and Urban Development's (HUD) short loss approval checklist and approval for our asset management conversion plan, our Capital Fund Program continues to be obligated and expended in a timely manner, deferred maintenance items are being addressed, resident participation has increased and organizational stability is in place. We are striving for designation as a high performing public housing agency. To that end, numerous projects are being planned for the upcoming year: Landscape and Security Surveillance Master Planning for our family complexes are underway; a BHA Wide Energy Audit is complete and we expect to enter into an Energy Performance Contract that will lead to \$24 million of modernization improvements for purposes of energy conservation measures; a Voluntary Compliance Agreement with HUD has been implemented for purposes of meeting our obligations for accessibility and 504 compliance requirements; numerous management improvement efforts are on-going for organizational, operational, policy and procedural efficiencies; and a Master Plan for the final 242 units of the Father Panik Village Replacement Program which includes a financing plan has been approved by all shareholders and significant progress is being made.

However, in light of these recent organizational improvements, all housing authorities are expected to honor their commitments with less funding for the Public Housing Program, Section 8 Program and the Capital Fund Program. The BHA will continue to explore any and all efficiencies and cost saving measures before considering service cutbacks.

The following are brief progress reports:

Father Panik Village Replacement Program

To date, the Authority has completed 576 units out of 818 required under the Father Panik Village Settlement Agreement. In order to produce the remaining 242 units of replacement housing, the BHA will leverage the balance of its development fund with other funding sources. The BHA is following the approved comprehensive replacement housing development plan that will utilize both physical and monetary resources from the BHA, the City of Bridgeport, private and non-profit developers and will utilize all possible financial instruments to achieve our mandate.

Capital Fund Program/Modernization Activities

The BHA will maintain its commitment to address the Voluntary Compliance Agreement requirements, deferred maintenance deficiencies and vacancy reduction efforts. We shall retain the following general approach to sequencing modernization priorities:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance – in particular 504 compliance
- Energy Conservation Measures (ECM) – to yield cost savings, which can in turn add resources to the operating budget. The BHA intends to enter into a performance contract

this calendar year. The proposed energy conservation measures should take approximately 18 months to complete.

- Building Envelope – such as roofing, brick repair/replacement, window and door replacement, etc.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC, boilers, elevators, security systems, etc.
- Interiors – specific to unit improvements and administrative offices
- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls
- Grounds – once the buildings and all related systems are upgraded, the grounds will be addressed in a comprehensive approach following our established site master plans.
- Development Activities – to develop/purchase properties to meet Father Panik Village Replacement Requirements and/or increase supply of affordable rental housing units

A variety of contracting tools will be used to comply with the Voluntary Compliance Agreement, which will include the Job Order Contracting program. We intend to request a waiver from HUD to engage a contractor for five years. This will allow the BHA to deliver more fully compliant accessible units in a timely and efficient manner.

Public Housing Asset Management Program

The Authority made policy changes to its public housing program. Therefore, the Admissions and Continued Occupancy Policy revised in March 2008 shall be in effect on May 1, 2008. Any additional revisions to the policy shall comply with notice requirements. We expect a new version of the lease to be published by June 2008. Meanwhile, the BHA must improve its delivery of vacant unit turnaround time and raise its occupancy rate; through administrative improvements particularly in the admissions process, efficiencies in procuring goods and services, better planning, staff training and hard work. Our goal is to have the vacant units physically ready within 14 – 21 days and to be occupied within 7 days. .

Consent Decree Office

This department was established to respond to the requirements of the Voluntary Compliance Agreement and the Matyasovsky Consent Decree as well as the Father Panik Consent Decree and Pequonnock Memorandum of Agreement. The requirements of all agreements directly affect the admissions process; therefore, the Authority gave the Consent Decree Office the responsibility to supervise the admissions office.

Section 8 Program

The program's funding is at 97% rate. The BHA changed its policy to increase the maximum payment standard to 110% of the 2008 fair market rents. BHA commenced a special rent up initiative to attain full utilization.

Resident Services

The BHA has been active in its efforts to develop operating local councils and a strong Resident Advisory Board. We have and will continue to provide resident training activities for the

leadership and for employment and/or self-sufficiency improvements. We are committed to making the resident associations viable and productive. The Authority will work with local agencies to ensure that local initiatives are inclusive of programs that will enable the residents to become economically self-sufficient. The Authority will continue to seek local, state and federal funding that will provide economic self-sufficiency and empowerment programs for residents. The Authority will continue to work with residents develop youth and adult leaders that are viable members of the community.

Security

The BHA expects continued baseline police service from the Bridgeport Police Department through the Cooperation Agreement between the Authority and the City of Bridgeport. In the meantime, we will continue providing security guard services at Trumbull Gardens, Harborview Towers and Fireside Apartments. We intend to install, in phases, an integrated BHA networked CCTV system at critical locations and monitored centrally. Aggressive screening measures are in place and lease enforcement will continue.

Conclusion

The BHA is ready for the challenges ahead. It is our earnest goal to make this housing authority a high performing authority in the State and in the Nation. And we must do this in partnership with the City of Bridgeport, its residents, business entities, community support organizations, the public at large and the BHA's dedicated employees.

Narrative Update

Mission

The Bridgeport Housing Authority is committed to providing quality, affordable housing and services in an efficient effective and creative manner. We will serve our residents by providing affordable housing opportunities in a safe environment; revitalizing and maintaining neighborhoods; and forming effective partnerships to maximize social and economic opportunities. This mission shall be accomplished through by a fiscally responsible, ethical, and professional organization committed to excellence in public service.

Goals and Action Objectives

I. Increase the availability of decent, safe and affordable housing:

- A. Expand the supply of assisted housing by:
 1. Reducing public housing vacancies by:
 - a. With the hiring of the Deputy Executive Director, Director of Planning, Redevelopment and Modernization and Director of Human Resources, the BHA is developing the necessary management system that is benchmarked and measured with emphasis on quality control and tracking mechanisms comparable to the private industry.
 - b. The Authority raised its physical scores at scattered sites by committing to the preventative maintenance program.
 - c. The admissions department is now under the Consent Decree office to maximize efficiencies in admitting households under the FPV Agreement, Pequonnock Settlement Agreement, VCA and Matyasovsky Consent Decree.
 - d. The energy performance contract will be delivered to HUD by 4/10/08 for review and approval.
 - e. The Job Order Contracting program consultant has been engaged and the program will be developed by end of August 2008.
 - f. We intend to implement the installation of the CCTV system by 10/1/09 as part of the Capital Fund Program.
 2. Leverage private or other public funds to create additional housing opportunities
 - a. The BHA was successful in its application for tax credits for the Park City Hospital project. We intend to apply for additional tax credits for a variety of other development projects.
 - b. Located on pages 27-31 in the narrative are the listings of prospective properties for the FPV agreement, Pequonnock agreement and project-based voucher units.
 3. Acquire or build units or developments
 - a. To this date, we have 242 remaining units to build under the FPV agreement. See CT001E01.

- b. Phases of the comprehensive redevelopment plan for the combined former Marina Apartments and Pequonnock Apartments are on-going.
 - c. Continue working with the City and Bridgeport Neighborhood Trust as 60 replacement units under the Pequonnock Apartment Settlement Agreement are completed and turned over to the Authority. To this date, 11 have been turned over to the BHA, 11 are under construction and 26 are in pre-development. Included in the narrative is a listing of potential sites for planning, acquisition, rehab and new construction.
 - d. The Park City Hospital Redevelopment plan is on-going and the developer has to meet specific timetables to ensure that tax-credit requirements are met.
 - e. See pages 27-31 for the lists of prospective properties in various stages of planning, acquisition, rehab or new construction.
- 4. Increase utilization rate of Section 8 vouchers:
 - a. The BHA raised the maximum payment standard from 105% to 110% of the 2008 Fair Market Rents.
 - b. We are leveraging project-based Section 8 vouchers for developers to incorporate affordable housing in their development plans. Hire support staff under the Development Department to help BHA achieve this goal. To this date, there are 70 leased up project based vouchers.
 - c. We have conducted on-going outreach efforts to landlords and developers and raised our utilization rate from the previous year.
 - d. See pages 27-31 for the listing of potential project based voucher units.
 - e. See CT001E01.
- B. Improve the quality of assisted housing:
 - 1. Improving PHAS physical management score by:
 - a. With the hiring of the Deputy Executive Director, Director of Planning, Redevelopment and Modernization and Director of Human Resources, the BHA is developing the necessary management system that is benchmarked and measured with emphasis on quality control and tracking mechanisms comparable to the private industry.
 - b. The Authority raised its physical scores at scattered sites by committing to the preventative maintenance program.
 - a. Education of residents has been effective as our incidences of broken or missing smoke detectors, GFI outlets and cleared access for exits has decreased.
 - b. The BHA will hire a new attorney to address lease enforcement issues. We continue to utilize the Immigration and Naturalization Service background checks to ensure residency eligibility of applicants. We will continue to work with the Department of Labor to verify income information. And we will continue utilizing HUD's Electronic Income Verification system in our annual re-certification process.

2. Improve SEMAP management score:
 - a. The utilization rate increased from prior year and FPV project based vouchers increased to 70 leased up vouchers through pro-active marketing efforts to include landlords in non-impacted areas.
 - b. Training existing and new staff to increase capacity. Clerks were offered training and testing as Certified Occupancy Specialists. To this date, 9 Section 8 staff passed the test.
 - c. The BHA continues to refer public housing applicants to Section 8 program as per the Pequonnock Apartment Settlement Agreement.
 - d. Updates were made to the Section 8 Administrative Plan.
3. Increase customer satisfaction by:
 - a. The Authority's physical scores at scattered sites considerably increased due to the commitment to preventative maintenance.
 - b. Emergency call backs are responded to within 24 hours.
 - c. The Authority is aggressively evicting non-performing households. 18 households were evicted under One Strike and serious nuisance activity and another 36 are pending under court.
4. Concentrate efforts to improve specific management functions:
 - a. Consultants provided assessments, recommendations and evaluation factors to improving upon vacancy turnaround, tenant account receivables, accuracy of reporting requirements, and lease enforcement.
5. Renovate or modernize public housing units:
 - a. Continue with the retrofit of accessible units fully compliant with the Uniform Federal Accessibility Standards. To this date, we have completed 3 units, 17 are under construction and a minimum of 16 are slated for retrofit under the CFP 2008 fiscal year.
6. Demolish or dispose of obsolete public housing by:
 - a. We have begun conversations with CT Legal Services, residents of Marina Village, City of Bridgeport and business community regarding the development of a revitalization plan for Marina Village.
 - b. The BHA is reviewing a proposal to dispose of portion of Trumbull Gardens for purposes of meeting City needs for new school sites.
7. Provide replacement housing by:
 - a. As per FPV, the Authority continues to comply with the replacement housing unit requirements. The remaining number of units needed for completion is 242.
 - b. As per Pequonnock Settlement Agreement, the City has completed and turned over 11 units, 11 are under construction and 26 are in pre-planning.

C. Increase assisted housing choices:

1. Provide voucher mobility counseling:
 - a. Bridgeport Neighborhood Trust is providing relocation and budget counseling services to former eligible residents of Pequonnock Apartments on the behalf of the City of Bridgeport.
2. Conduct outreach efforts to potential voucher landlords:
 - a. The Authority will continue its aggressive marketing efforts to landlords and developers particularly in non-impacted areas.
3. Increase voucher payment standards:
 - a. The Authority raised the payment standard to 110% of FMR but we do not intend to raise the standard for this upcoming fiscal year.
4. Implement public housing or other homeownership program:
 - a. The BHA engaged a consultant to provide assistance in developing the terms and conditions of the homeownership program as permitted by HUD for public housing and Section 8 programs.
5. Implement public housing site-based waiting list for each development:
 - a. Develop the plans and procedures to ensure compliance with the terms of the VCA, Matyasovsky Consent Decree, FPV Settlement Agreement and Pequonnock Apartments Memorandum of Agreement.
6. Implement the Voluntary Compliance Agreement:
 - a. The Authority has completed 3 units, 13 are under construction and a minimum of 16 are slated for fiscal year 2008-2009.
 - b. We have been responding to a variety of reasonable accommodation requests from persons with disabilities under our newly created Consent Decree Office. A new department director was hired.
 - c. Responsibilities of the admissions office is now under the review of the Consent Decree Office.
 - d. Revisions to the ACOP have been implemented for consistency with the agreement.
7. Implement the Matyasovsky Consent Decree by:
 - a. The Authority has been operating the admissions process to ensure that persons with disabilities are provided preference into Fireside Apartments and Harborview Towers until a specified ratio is reached.
 - b. Notices have been published regarding benefits provided under this decree.
 - c. Revisions to the ACOP have been implemented for consistency with this agreement.

8. Incorporate the needs of the disabled and elderly population:
 - a. Financing is in place to complete the redevelopment of Park City Hospital. The preferred developer has less than 24 months to complete the project.
 - b. As noted above, the BHA is implementing the VCA and Matyasovsky Consent Decree.
- D. Improve community quality of life and economic vitality:
 1. Provide an improved living environment:
 - a. A new shower playground for the residents of PT Barnum shall be completed by June 2008.
 - b. The exterior basketball courts at Trumbull Gardens were recently upgraded and the tennis courts will be upgraded through a partnership with the US Tennis Association.
 - c. New roofs at Marina Village were installed to reduce leaks and incidences of mold and mildew.
 - d. New roofs at the Trumbull Gardens Management Office and Building 10 were installed.
 - e. Siding, gutters and downspout replacements have been completed at numerous scattered sites, Fireside Apartments, PT Barnum and Trumbull Gardens.
 - f. Elevator modernization at Charles Greene Homes is complete.
 - g. Elevator modernization at Harborview Towers will be completed by July 2008.
 - h. The exterior balcony at Tudor Hill will be completed by July 2008.
 - i. A new Foreman was assigned to the scattered site developments and he has been committed to the preventative maintenance approach and the REAC scores upcoming show positive results.
 2. Implement measures to de-concentrate poverty:
 - a. We are striving to improve the physical conditions of the family complexes to market the complexes to families with incomes between 50% to 80% of the AML.
 3. Implement measures to promote income mixing in public housing:
 - a. Policies are in place for admitting households regardless of income or source of income.
 4. Implement public housing security improvements:
 - a. A stair replacement model program was completed at PT Barnum Apartments that incorporate the principles of Crime Prevention through Environmental Design. The completion of the stair upgrades will reflect this model.
 - b. The police department stepped up its efforts to root out criminal activity at Charles Greene Homes through a number of crime sweeps.

- c. Illegal entry and vandalism decreased at the Trumbull Gardens Multi-purpose Center upon completion of the door modifications.
 - d. One Strike and serious nuisance evictions continue. Since January 2007, there were 18 completed evictions and another 36 are pending in court.
- E. Promote self-sufficiency and asset development of families and individuals:
 - 1. Promote self-sufficiency and asset development of assisted households:
 - a. The Authority has hired qualified individuals residing in public housing as permanent or temporary staff.
 - b. The Authority has 53 Section 8 persons under the self-sufficiency program.
 - c. The Authority continues to work with contractors to connect with the Job Developer to access potential public housing residents for employment opportunities. 122 new clients were served.
 - d. We are actively engaged with the Workplace Inc. as we provide employment support opportunities to residents of public housing through site visits and job fairs.
 - e. The BHA received funding for the Resident Opportunity Self Sufficiency Program in the amount of \$350,000 over a period of 3 years. These funds will support a computer training specialist and job developer and their activities and a pre-employment training program. The Authority will continue to seek local, state and federal program to support this mission.
 - f. The multi-purpose center is being used year round, through a partnership with the City of Bridgeport Lighthouse Program, which was funded by the State of Connecticut Office of Policy and Management.
- F. Ensure Equal Opportunity in Housing for all Americans:
 - 1. Ensure equal opportunity and affirmatively further fair housing:
 - a. We are complying with the terms of the VCA and the Matyasovsky Consent Decree.
 - b. The Consent Decree office was established to address this issue.
- G. Maintain fiscally responsible and responsive public housing agency:
 - 1. With the pressing issue of reduced funding, the Authority is making every effort to maintain the services provided to residents. Although we have expressed to the residents that services may have to be cut should funding continue to decline. In the meantime, we established new goals much of it through finding efficiencies in our processes.
- H. Encourage coordination and innovation in the delivery of public housing:
 - 1. This goal is directly related to maintaining a fiscally responsible and responsive agency. New goals and objectives have been established with emphasis on joint ventures and use of technology to find efficiencies.

- I. Encourage greater resident involvement and improve relations:
 1. The Authority has engaged the residents at least monthly through direct meetings with the Executive Director and/or at least one department director. The dialogue is open and positive and we feel that there is a sense of partnership.
 2. Weekly meetings are held with CT Legal Services pertaining to development plans and eviction proceedings.
 3. The BHA continues to provide technical support to local RAB's so they may increase the participation at their meetings.
 4. Youth programs are occurring at Trumbull Gardens, Marina Village and PT Barnum Apartments.

Needs Assessment

The City of Bridgeport published a comprehensive analysis of Bridgeport's Housing Policy study conducted by CZB. With the approval from the City of Bridgeport, the following was taken from that report. The complete Housing Policy Study conducted by CZB, for the City of Bridgeport is available for review at http://bridgeportmasterplan.com/docs/czb_bridgeport.pdf.

A Demographic and Socioeconomic Snapshot of Bridgeport

According to the American Community Survey, Bridgeport was home to just over 32,000 residents in 2005. Those residents were substantially more diverse and significantly more vulnerable than residents in other portions of Fairfield County. Data at the Census tract level from 2000 (the most recent year available) and city and county wide data from 2005 (again, the most recent year available) clearly indicate the roots of the city's fiscal weakness: Bridgeport households are far more likely to live below the poverty level, earn less overall, rely on public assistance, and be led by single mothers than Fairfield County households; and Bridgeport adults are far more likely to be under-educated and unemployed than Fairfield County adults.

And, despite the promise of pent up demand manifest by the potential for Steel Point and other developments, Bridgeport has continued to lose ground against the Fairfield County in recent years. While the county added more than 56,000 residents between 1990 and 2005, the city lost nearly 10,000 – a decline of almost 7%. Those households that did move into Bridgeport in the 1990s averaged incomes equal to just 40% of the typical income among households moving into Fairfield County as a whole. City household incomes increased at a slower rate than county incomes over the course of the 1990s. By 2000, more Bridgeport households earned less than 30% of the Area Median Income, and fewer earned at least 80% of the Area Median Income than had in 1990. Between 2000 and 2005, poor Fairfield County residents remained highly concentrated and minority Fairfield County residents became increasingly concentrated in Bridgeport.

These conditions and trends undermine the city, its neighborhoods, and its residents in multiple ways. High-poverty neighborhoods typically have higher rates of crime and poorer quality public services, and offer adults and children less access to self-sufficiency and quality employment or education. Such socioeconomic distress can also prompt ongoing neighborhood decline: socioeconomic distress makes residents unable to improve their communities or encourage landlords to do so; social distress also weakens the demand for local housing, thereby reducing insiders' and outsiders' willingness to move into or invest in neighborhood units. Across Bridgeport, these realities force the city to do more with less, or to provide a wider array of social services with fewer resources (and less revenue-generating capacity).

None of this is lost on the regional home-buying public, primarily comprised of strong middle market households capable of and quite willing to spend exorbitantly on housing in the county so as to avoid spending in Bridgeport. However pent up, demand is waiting for signals that new housing stocks exist in Bridgeport, that development can occur seamlessly in Bridgeport, and that neighborhoods are becoming more amenable to middle income sensibilities in Bridgeport. These signals can come through a combination of factors, such as public investments in beautification, higher levels of service delivery, increased standards or care through improved tenancy, and an increased sense of safety.

Who Lives in Bridgeport Now

The City of Bridgeport's total population has been declining since 1950 – a trend that accelerated between 1970 and 1980 and again between 2000 and 2005. The city's experience since 1990 contrasts sharply with Fairfield County's: rather than losing 7% of its population (like Bridgeport

did), the county grew by 7%, adding over 56,000 new residents while Bridgeport lost nearly 10,000.

The city's experience also differs from those of other nearby municipalities: Norwalk added roughly 8,000 new residents and Stamford added more than 10,000 new residents during this time.

In 2005, the city's 132,011 residents were substantially more diverse than the county's roughly 884,000 residents. That year, just 27% identified as non-Hispanic white (compared to 70% countywide) while 36% identified as African American (up from 30% in 2000) and 32% identified as Hispanic.

Although already largely concentrated in Bridgeport by 2000, Fairfield County's African American residents became increasingly concentrated in Bridgeport between 2000 and 2005. In 2000, 48% of the county's black residents lived in Bridgeport (while just 16% of the county's overall population did so). Five years later, over half of Fairfield County's African American population lived in Bridgeport.

In contrast, outside of the County's other cities, at least 90% of residents were non-Hispanic white in 2000 (the last year data was available at the Census tract level).

In 2005, the city's population was also significantly more socioeconomically distressed than the County's. That year, three out of every six (58%) families with children were headed by single mothers (compared to just 22% countywide), over one-quarter (28%) of adults had not graduated from high school, 18% of residents lived below the poverty level (a rate more than double the county's), one out of every ten workers (9.9%) was unemployed, and the typical household earned just half as much as the typical household countywide.

While the city's portion of adults without a high school degree and unemployment rate declined (from 35% and 11%, respectively) between 2000 and 2005, other indicators remained relatively constant. And by 2000, most issues were primarily found in Bridgeport (and, to a lesser degree, in other Fairfield County cities) and not found in the area's suburban communities.

Poverty Rate (2000) Female-headed Households (2000)

In 1999 (the year reported by the 2000 Census), most city census tracts had median According to the Department of Housing and Urban Development's Fiscal Year 2006 incomes below 50% of the Area Median Income that year; several had medians below figures, Bridgeport's Area Median Family Income was \$79,900 for a family of four and \$71,900 for a family of three.

By 2005, the city's income distribution was decidedly bottom-heavy: two-thirds (62%) of Bridgeport households had annual incomes below \$50,000; half (48%) had annual incomes below \$35,000.

Most problematic, though, is the region's income distribution. In both 2000 and 2005, the city's median income was equal to just half the County's. Between 2000 and 2005, the city's median actually fell relative to the County's, increasing by just 7% while the county's rose by 10%.

The percentage of households in Bridgeport earning over 80% of the AMI actually decreased between 1990 and 2000, from 50% to 38%. At the same time, the portion of households earning less than 30% of the AMI increased, from 21% to roughly 25%.

Over the course of the 1990s, Bridgeport household incomes also increased at a slower rate than in other parts of Fairfield County – by just 21% in Bridgeport compared to 31% in Fairfield County as a whole. This suggests that Bridgeport residents are not experiencing the same level of economic gain as residents in nearby areas.

These trends are also prompted by the fact that Fairfield County's new higher-income households are not choosing Bridgeport. The average household income of all households and specifically

owner households moving into units in Bridgeport during the 1990s were both roughly 40% of the comparable figures for Fairfield County.

Indeed, by 2000, most college graduates and professional workers lived outside of Bridgeport. That year, 40% of county adults had at least a Bachelor's degree, compared to just 12% of Bridgeport adults, and 44% of county adults worked in professional occupations, compared to just 22% for the city. Bridgeport Census tracts had some of the area's lowest portions of both groups in 2000: college graduation rates typically below 15% and less than 10% of workers in professional occupations.

Bridgeport's Housing Stock and Housing Market

The nature of the housing stock in Bridgeport further hampers housing market strength. Realtors, developers, and public officials all pointed to the age and configuration of local units as potential barriers to demand.

Most (68%) of the city's units were constructed prior to 1960; nearly two-fifths (39%) were constructed in 1939 or earlier. While half (51%) of the county's housing stock was at least 45 years old in 2005, a much larger share was fairly new: 21% of county units were built since 1980 (compared to just 10% in the city) and 4% were built since 2000 alone (compared to just 1% in the city).

According to the Census, building permits for just 1,050 units were issued in Bridgeport between 2000 and September 2006, representing a potential (if all permits were actually constructed) increase in housing units of less than 2%. By 2005 (according to the American Community Survey), only 723 units had been added since 2000, representing just 1.2% of the city's new total number of units.

In addition, city properties were more likely to include multiple units per structure and were more likely to have fewer bedrooms than their county equivalents. As of 2005, 33% of Bridgeport units were single-family homes (28% were detached homes and 5% were attached homes), 38% were smaller (2 to 4-unit) multifamily properties, and 28% were larger (5 units or more) multifamily properties. In Fairfield County as a whole, two-thirds (65%) of units were single-family homes and well over half (59%) were single-family detached homes.

Housing vacancy rates and values indicate the extent to which current and potential Bridgeport residents demand the city's existing housing stock. In 2000, the Census found 7.5% of the city's housing units to be vacant and considered 2.4% likely abandoned. The City's abandonment rate was fully three times the County's (0.8%). By 2005, the number of vacant units had increased by 66% in the city: from 4,060 in 2000 to 6,740 in 2005.

In 2000 (the most recent year data was available), vacancy rates in the city were not uniform across all housing types; they tended to be highest in structures with at least 5 units (particularly those with over 50 units) and in housing built either in the 1970's or prior to 1950.

In addition to high vacancy and abandonment rates, the city has some of the region's lowest property values. The median value of owner occupied units actually decreased in Bridgeport between 1990 and 2000, from \$145,600 to \$117,500 (a 19% decline) – while the median value in the county as a whole climbed more than 16%. The city's median did recover between 2000 and 2005 (increasing by 85% to \$218,800) but remained well below the County's.

By 2005, though nearly all (83%) of the county's owner-occupied units were valued at \$250,000 or higher, just one-third (35%) of Bridgeport's were. At the other end of the spectrum, roughly one-fourth (23%) of Bridgeport's owner units were valued below \$150,000.

Additionally, a municipality's homeownership rate is a measure of both demand (for local owner-occupied units and for local neighborhoods) and resident commitment (since homeowners are

typically more likely than absentee owners to make necessary repairs or building improvements, and spend more on them when they do; and homeowners are typically more likely than renters to be politically active and volunteer in their neighborhoods). In Bridgeport, just 43% of households owned their homes in 2000 compared to over 69% in the county as a whole. Although the city's homeownership rate increased slightly (to 49% in 2005), it remained well below the county's (which also increased, to 72% in 2005).

A Turning Point

Recent value increases, robust home sales activity, and a spate of new development, as well as feedback from Realtors, lenders, residents and public officials, suggest that Bridgeport is now at a critical turning point.

A significant number of development projects are in the pipeline in the City of Bridgeport. Once completed, these projects will add nearly 5,000 housing units, almost 1.3 million square feet of retail space, and roughly 300,000 square feet of commercial/industrial space.

This indicates renewed interest in residential and commercial construction in Bridgeport. When interviewed, Realtors and lenders confirmed that they have seen an increase in developer interest over the past five years, with more sales of lots and buildings for development and re-development purposes. At the same time, though continuing to trail Fairfield County medians, the city's median sale price for condominiums and for single-family homes both gained ground between 2004 and 2006.

Over the same time period, the portion of Bridgeport sales priced below \$200,000 decreased from 61% in 2004 to just 45% in 2006. The portion of sales priced below \$100,000 declined by an even larger margin: from 17% in 2004 to less than 11% in 2006. Sales priced at or above \$250,000 increased between 2004 and 2006, from less than 7% of all sales in 2004 to roughly 16% in 2006.

The median sale price per square foot offers more insight into the extent that housing prices have increased and also enable cleaner comparisons between city and county values (that are not distorted by differences in housing size). The median sale price per square foot for all residences in Bridgeport increased by 22.6% between 2004 and 2006. Although Bridgeport's median price per square foot in 2006 (\$152) was lower than Fairfield County's (\$269), home prices per square foot have increased at a much faster rate in Bridgeport than in the county as a whole.

The price of rental units is also increasing in Bridgeport. According to data from the Department of Housing and Urban Development (HUD), the city's Fair Market Rents have increased an estimated 27% since the 2000, or an average of roughly 4.1% per year – outpacing both median household incomes (which increased by an average of 3.0% per year) and local wages (which increased by an average of just 1.9% per year).

Yearly published Fair Market Rent (FMR) rates by the Department of Housing and Urban Development (HUD) are gross rent estimates that include shelter rent and the cost of utilities, except telephone. The level at which FMRs are set in Bridgeport is expressed as the 40th percentile rent, the dollar amount below which 40 percent of standard quality rental housing units rent. Newly built units less than two years old are excluded from rent estimates, and adjustments have been made to correct for the below market rents of public housing units included in the data base.

Quantitative data and qualitative feedback both confirm that Bridgeport's rental market is currently very tight. Based on interviews of property managers conducted in November and December of 2006, only 2.7% (11 of 425) of units were found to be vacant. (Typically, vacancy rates around 5% suggest some equilibrium in the market, or that there is sufficient supply to provide renters with a choice of product. Vacancy rates below this threshold indicate an under-supply of housing; rates above this level suggest over-supply.) Evaluated by unit type, vacancy

rates for efficiency apartments are the highest (4.9%), followed by 2-bedroom units (2.7%) and 1-bedroom units (1.3%).

In addition, property managers also noted that units, regardless of bedroom size, tend to be in equal demand, and that turnover rates tend to be relatively low, typically ranging between 1 to 5 units per year.

In subsidized apartments, vacancy rates are even lower. Only 3 of the 765 units represented in surveys of subsidized property managers were vacant (although all three were already rented, just not yet occupied). All section 8 properties available to seniors and persons with disabilities reported waitlists ranging from 6 months to 3 years.

Preserving Affordability

What does this all mean? The gap between what housing in Fairfield County costs and what the average county household can afford coupled with Bridgeport's relative affordability will catch developers' attention; more and more, they will see the city as a viable location for investment and city properties as opportunities on which to build products in demand. The city's unique urban setting further opens the door for a renaissance in Bridgeport, provided development appetites are greeted with clear signals from the city regarding expectations. Since such activity eventually translates into higher housing costs, one of those expectations is that private market development activity today and in the future generates resources (housing or housing dollars) capable of offsetting these costs in the form of affordable housing protections.

Feedback from Realtors, lenders, residents and government officials generally confirmed the popular perception that "Bridgeport is going to improve because the market forces are there," and also the widespread concern that this improvement will make the city less affordable. To a certain extent, affordability is already an issue in Bridgeport: values and rents are increasing faster than incomes, and a large portion of city residents have existing housing needs (either live in overcrowded conditions or pay too much for their housing unit).

Concerning owner units, housing prices are rising faster than local incomes. And while homes in Bridgeport are the most affordable in Fairfield County, they are not necessarily affordable to local Bridgeport households. In 2005, just one-third (32%) of all owner units was affordable to households at 80% of the Area Median Income (for a family of 3); only 12% were affordable to households at 80% of the city's median household income.

Making matters worse, the portion of "affordable" for-sale housing is shrinking: While roughly 61% of homes were sold at prices below \$200,000 in 2004, this was true of just 45% of sales in 2006 and only 32% of units listed for sale as of November 19, 2006. And new construction is adding more expensive (not more affordable) units. In 2006, Bridgeport's median sale price for homes sold within one year of construction was 56% higher than the median sale price for existing units (\$296,450 for a new home versus \$190,000 for an existing home).

With rents also rising faster than income, a substantial portion of Bridgeport households are "cost-burdened" (paying at least 30% of income on housing costs). In 2000, roughly 40% of city households (43% of renters and 33% of owners) paid too much for housing – compared to just 31% of households in the county as a whole. At least two-thirds (68% or more) of owners and renters earning less than 50% of the AMI had some housing problem in 2000.

By 2006, nearly three-quarters of households earning less than 50% AMI had housing problems.

Bridgeport's Neighborhoods

A closer look at the city's 17 neighborhoods illustrates the extent to which people- and place-based conditions and housing market strength vary across Bridgeport. This diversity highlights the distinct needs of the city's various types of neighborhoods and, by doing so, argues against a one-size-fits-all housing policy response.

As different as they are, though, Bridgeport's neighborhoods can be grouped according to current socioeconomic characteristics and recent trends, the existing housing stock, and present market conditions. This analysis explicitly categorized neighborhoods into two typologies, one based on the local housing stock and a second based on local housing market strength. These clusters can help organize the city's housing policy approach to its neighborhoods: Housing and neighborhood revitalization strategies can be tailored to these types of places, and then specified to individual neighborhoods.

According to U.S. Census data from 1990 and 2000 (the most recent year for which data was available at the Census tract level), half of the city's neighborhoods lost residents over the course of the 1990s and half of the city's neighborhoods gained residents.

For the most part, population increases occurred in Census tracts within the city's more northerly neighborhoods: Brooklawn, the North End, Lake Forest, Whiskey Hill, North Bridgeport and Success Park/Boston Avenue. Mill Hill, the East End and East Side, Downtown, the South End, and southern portions of the West End/West Side registered some of the greatest losses.

Population Change by Neighborhood, 1990-2000

Bridgeport's social distress is similarly concentrated in particular neighborhoods. In areas like the East Side, West End/West Side and Hollow, nearly (if not more than) half of adults have not graduated from high school and fewer than 10% have a college degree or are employed in professional occupations, over 10% of the workforce is unemployed, at least one-quarter of residents live below the poverty line, and half of all families with children are headed by single mothers.

In contrast, in areas like the North End, Lake Forest and Brooklawn, the vast majority of adults have high school degrees and nearly twenty percent have college degrees, roughly one-fifth of workers are employed in professional occupations and just 6% are unemployed, barely one-tenth of residents live below the poverty line and less than one-third of families with children are headed by single mothers.

Most adults in Census tracts in the city's central neighborhoods did not graduate from high school. Alternatively, at least 20% of adults have a Bachelor's degree or more in Census tracts in Black Rock, Brooklawn, the North End and the South End.

A larger share of adult residents are professional workers in Census tracts in Lake Forest, the North End, Brooklawn and Black Rock; a larger share of adult residents (at least 20%) are unemployed in parts of the East Side and West End/West Side, the South End, Downtown, the Enterprise Zone. "High-poverty" areas are those with poverty rates at or above 40%. Residents of high-poverty neighborhoods typically deal with lower-quality public services (particularly schools, face higher levels of crime and property abandonment, and have less access to jobs. Tracts in the West End/West Side and East Side had poverty rates at this level in 2000. Nearly all of the West End/West Side, South End, Downtown, Hollow, Enterprise Zone, the East Side, and East End, had poverty rates at or above 20% in 2000. High-poverty Census tracts have some of the city's highest unemployment rates and lowest education levels.

In addition, at least half of all families with children are headed by single mothers in most high-poverty Census tracts. This is the case throughout the East Side, East End, and Downtown, and in much of the West End/West Side.

Not surprisingly, Bridgeport's high-poverty neighborhoods had some of the city's lowest median household incomes in 1999. Additionally, high-poverty and low-income neighborhoods also typically had the smallest increases in median incomes over the course of the 1990s. Downtown and the East Side actually both saw their median incomes decline between 1989 and 1999.

Alternatively, median incomes often rose the most in higher-income areas (like Lake Forest and Black Rock). One notable exception was the South End, where the median income was the third lowest in the city in 1999 but where the median income increased by 23% during the 1990s.

Geographically, the city's highest income households live along its northern border, in Lake Forest and Whiskey Hill. Median incomes were also high throughout the North End, Brooklawn, Black Rock and Reservoir, and in parts of North Bridgeport, in 1999. That year, median household incomes were under \$20,000 in Census tracts in the East Side, Downtown, and the West End/West Side.

High poverty rates are commonly linked not only with broader social distress but also with physical distress. In Bridgeport, high-poverty neighborhoods typically had high abandonment rates and lower homeownership rates. In the West End/West Side, East End, East Side, and Downtown, abandonment rates (the portion of units identified as "other" vacant by the 2000 U.S. Census) were often over 5% and homeownership rates less than 30%.

The type of housing in a given neighborhood also appeared to impact local abandonment and homeownership rates. To classify neighborhoods into a Housing Stock Typology reflecting housing type, czb reviewed each neighborhood's portion of single-family homes, smaller multifamily properties (those with 2 to 4 units per structure) and larger multifamily properties (those with 5 or more units per structure) (according to the U.S. Census), and then grouped neighborhoods with similar building profiles.

Bridgeport's Housing Stock Typology includes:

1. "Suburban" neighborhoods (Lake Forest, Whiskey Hill, and Reservoir), with primarily single-family units.
2. "Suburban/Mixed" neighborhoods (North Bridgeport, North End, Brooklawn, and Success Park/Boston Avenue), with large portions of single-family homes but also substantial amounts of multifamily housing.
3. "Low Density Urban" neighborhoods (East End, East Side, Black Rock, Mill Hill, St. Vincent, West End/West Side, and Hollow), with fewer single-family units and mostly smaller multifamily properties.
4. "High Density Urban/Commercial" neighborhoods (Enterprise Zone, South End, and Downtown), with mainly large multifamily units or non-residential properties.

Both rents and values were highest in Census tracts along the city's northern and western borders (where socioeconomic profiles are strongest, housing problems are lowest, and neighborhoods are more suburban); both rents and values were lowest in Census tracts in central and southeastern Bridgeport (where socioeconomic profiles are weakest, housing problems are greatest, and smaller multifamily housing is more prevalent).

To update the 2000 Census figures, czb reviewed single-family and multifamily sales from 2004 to 2006, provided by the multiple listing service. Neighborhoods' average sale prices for single-family and multifamily housing were compared to other neighborhoods', and those significantly (at least one standard deviation) above or below the overall average were flagged. According to this data, the city's strongest markets are Black Rock, Lake Forest, and Brooklawn; the City's weakest market is the East End.

Sources: U.S. Census 1990 and 2000; American Community Survey, 2005; U.S. Census Bureau; CHAS; RRC Associates, Inc; Fairfield County MLS; Bridgeport Office of Economic Development website; Property Manager interview (2006); ERSI Business Analyst; czbLLC

Financial Resources

FY2008 Financial Resources

The Table below highlights the financial resources that are anticipated to be available for FY 2008 for the support of public housing and Section 8 programs administered by the BHA during the Plan year. The public housing operating fund is estimated at 82%.

FY2007 Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	\$10,869,917	
b) Public Housing Capital Fund	\$4,062,683 CFP \$439,768 RHF	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$22,222,105	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self- Sufficiency Grants	\$350,000/3 yrs	Computer training specialist, Job Developer, Job pre-employment program
h) Community Development Block Grant	\$5,000	Youth services; family self sufficiency; north end social services
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,550,204	Public housing operations, tenant services
4. Other income (list below)		
Operations	\$549,108	Operations
Funding for replacement units	1,261,193	Replacement of Father Panik Village units
4. Non-federal sources (list below)		
Total resources	\$45,309,978	

Public Housing Eligibility, Selection and Admission

Revisions

The Admissions and Continued Occupancy Plan for public housing is being revised to incorporate an ex-offenders re-entry program for purposes of family unification through referrals from the Re-Entry Program located in Bridgeport.

DECONCENTRATION STUDY 2008

Site	Avg Income	% avg	exempt?
marina village	\$8,509	66%	
pt barnum	\$11,436	88%	1
charles green	\$9,985	77%	
fireside	\$11,385	88%	1
fireside	\$11,781	91%	1
harborview tower	\$10,247	79%	
fireside	\$11,077	86%	1
norman court	\$19,065	147%	
boston commons	\$11,309	87%	1
atlantis	\$12,830	99%	1
scattered sites 1- 25	\$20,162	156%	
marlboro court	\$13,325	103%	1
scattered sites 1 - 27	\$14,716	114%	1
scattered sites 1 - 28	\$20,705	160%	
willow mews	\$17,928	139%	
scattered sites 1 - 30	\$22,497	174%	
scattered sites	\$20,949	162%	
scattered sites	\$27,806	215%	
scattered sites 1 - 33	\$20,185	156%	
scattered sites 1 - 34	\$26,862	208%	
sheridan street townhouse	\$16,783	130%	
scattered sites 1 - 36	\$45,073	349%	
park avenue townhouse	\$14,330	111%	1
scattered sites 1 - 38	\$19,578	151%	
scattered sites 1 - 39	\$21,788	169%	
scattered sites	\$26,530	205%	
scattered sites 1 - 43	\$17,516	135%	
scattered sites 1 - 47	\$18,983	147%	
scattered sites 1 - 49	\$12,238	95%	1
scattered sites 1 - 50	\$20,271	157%	
scattered sites 1 - 51	\$21,944	170%	
scattered sites 1 - 53	\$23,140	179%	
trumbull gardens	\$13,706	106%	1
scattered sites 1 - 55	\$18,371	142%	
Forest Green	\$10,644	82%	

Section 8 Eligibility, Selection and Admission

Revisions

In the past year, revisions to the Section 8 administrative plan revolved around payment standards. In October 2007, the board passed a resolution authorizing a payment standard of 100% with the exception of 110% for landlords who make accommodations to persons with disabilities.

In March 2008, the board passed a resolution authorizing revision to the Section 8 administrative plan to incorporate an ex-offender family unification program through referral from the Family Re-Entry program.

We anticipate raising the payment standard to 110% effective March 1, 2008.

Rent Determination Policies

Public Housing

The Authority will continue to operate the rent payment standards within the regulatory requirements. The total tenant payment is the greater of:

- 30% of the adjusted monthly income or flat rent
- 10% of the monthly income
- \$50 minimum rent as established by the Authority.

Additionally, the household will have an option to select a flat rent currently based on neighborhoods. There are no current changes to the rates as published.

PEQUONNOCK SECTION/LOWER WOOD AREA

Charles Greene Homes, Catherine Street, Calhoun Street, Harral Avenue, Highland Avenue, Madison Avenue, Pequonnock Towers, Sedgewick Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$731.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

SOUTH END/WEST END AREA

Marina Village, P.T. Barnum, and Pequonnock Apartments, Atlantic Avenue, Center Street, Charles Street, Elmwood Avenue, Grove Street, Iranistan Avenue, Norman Court, Park Avenue, West Liberty, and Wood Avenue, Poplar Street, Carleton Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

UPPER EAST SIDE/MILL HILL AVENUE AREA

Asylum Street, Bond Street, Boston Commons, Concord Street, Grant Street, Kings Bury Road, Kossuth Street, North Bishop Avenue, North Ridgefield Avenue, Ogden Street EXT, Pixlee Street, Prince Street, Priscilla Street, Sheridan Street, Stillman Street, Summerfield Avenue, Tudor Hill, Velvet Street

Unit Type	Flat Rent
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.50
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

LOWER EAST SIDE/EAST END AREA

Fireside Apartments and Harborview Towers, Beardsley Street, Cowles Street, Dekalb Avenue, Hewitt Street, Newfield Avenue, Sixth Street, Williston Street, Caroline Street, Cedar Street, East Main Street, Hallett Street, Marlboro Court, Nichols Street, Steuban Street, Water view Avenue, Pembroke II

Unit Type	Flat Rent
Efficiency/Studio	\$413.00
One (1) Bedroom	\$525.00
Two (2) Bedroom	\$638.00
Three (3) Bedroom	\$713.00
Four (4) Bedroom	\$825.00
Five (5) + Bedroom	\$949.00

RESERVOIR AREA

Trumbull Avenue, Alba Avenue, Alexander Avenue, Ezra Street, Garden Drive, Hawley Avenue, Houston Avenue, Lindley Street, Parrot Street, Salem Street, Sound view Avenue, Sunshine Circle

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

NORTH END AREA

Clark Street, Woodside Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) + Bedroom	\$1065.00

LOWER NORTH END AREA

Unit Type	Flat Rent
Efficiency/Studio	\$450.00
One (1) Bedroom	\$563.00
Two (2) Bedroom	\$683.00
Three (3) Bedroom	\$750.00
Four (4) Bedroom	\$874.00
Five (5) + Bedroom	\$1005.00

BLACK ROCK AREA

Belmont Avenue, Harbor Avenue, Scofield Avenue

Unit Type	Flat Rent
Efficiency/Studio	\$488.00
One (1) Bedroom	\$600.00
Two (2) Bedroom	\$728.00
Three (3) Bedroom	\$806.00
Four (4) Bedroom	\$926.00
Five (5) Bedroom	\$1065.00

Section 8 Tenant Based Assistance

Payment standards were raised to a maximum of 110% of 2008 fair market rents.

Operations and Management

HUD Programs under BHA Management

The following federal programs are administered by the BHA. This table highlights number of families expected to be served at the beginning of this fiscal year, as well as expected turnover expected in each program

HUD Programs

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2490	10%
Section 8 Vouchers	2813	8%
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	183	0
Other Federal Programs(list individually)		

BHA Management and Maintenance Policies

The following Bridgeport Housing Authority operations and management plans can be found as supporting documents to this Plan:

- (1) Public Housing Maintenance and Management:
 - ⊙ Affirmative Marketing Policy, Statement of Procedures and Fair Housing Procedures
 - ⊙ Capitalization Policy & Investment Policy
 - ⊙ Procurement Policy
 - ⊙ Admissions and Continued Occupancy Policy, Resident Lease, Rent Collection Policy, Pet Policy, Emergency and Work Order Policy, Grievance Procedures
 - ⊙ Extermination Plan for each development

- (2) Section 8 Management:
 - ⊙ Section 8 Administration Plan
 - ⊙ Section 32 homeownership plan
 - ⊙ Section 8 Voucher Homeownership Program

Grievance Procedures

The BHA's Grievance Procedure was not changed in the past year.

Capital Improvements

Capital Fund Program Funding – Five Year Action Plan

The BHA will maintain its commitment to address the Voluntary Compliance Agreement requirements, deferred maintenance deficiencies and vacancy reduction efforts. We shall retain the following general approach to sequencing modernization priorities:

- Emergency Work – to eliminate any emergency or potential emergency conditions. Emergency remediation must be expedient and sensitive to budgetary constraints
- Statutory or Code Compliance – in particular 504/VCA compliance. 3 units have been completed, 17 are under construction and a minimum of 16 are slated for 2008-2009 fiscal year.
- Energy Conservation Measures (ECM) – to yield cost savings, which can in turn add resources to the operating budget. The BHA intends to enter into a performance contract this calendar year. The Authority will submit the proposed energy performance contract by April 10, 2008. We anticipate an 18 month construction schedule upon HUD approval.
- Building Envelope – roof repairs and siding, gutters and downspout replacements will continue to be a critical project for BHA as many of our buildings' roofs have exceeded its expected life cycle.
- System Replacement – which affect the entire structure such as plumbing, electrical, HVAC; many of the items will be addressed under the energy performance contract.
- Interiors – specific to unit improvements and administrative offices
- Administrative – activities that would support management and operational improvements such as staffing, A & E consultations, special consultation firms, security needs, resident programs, training, acquisition, relocation, technology improvements and inventory controls
- Grounds – the Trumbull Gardens playground is slated for 2008-2009 fiscal year. Other grounds improvements will be addressed through the established site master plans.
- Development Activities – to develop/purchase properties to meet Father Panik Village Replacement Requirements and/or increase supply of affordable rental housing units

The BHA also receives an allocation for the Replacement Housing Factor grant. The BHA is in its 2nd increment. The BHA intends to utilize and maximize all present and future RHF fund increments towards the acquisition/rehabilitation and/or new construction of quality, affordable rental housing for low and moderate-income residents of Bridgeport.

Voluntary Compliance Agreement

The Authority has completed 3 units, 17 units are under construction and a minimum of 16 is slated for 2008-2009 fiscal year. Our goal is to have a minimum of 5% of our housing stock to comply with these standards, 2% of the stock with hearing/vision impaired modifications and 100% compliance with site and common area standards. We have been providing reasonable accommodations to persons with disabilities. These include adaptive products to administrative processes. Much of the capital fund program will be allocated towards this agreement. A variety of contracting tools will be used to comply with the Voluntary Compliance Agreement, which

will include the Job Order Contracting program. We intend to request a waiver from HUD to engage a contractor for five years. This will allow the BHA to deliver more fully compliant accessible units in a timely and efficient manner.

Energy Audit/Performance Contract

The Authority will have submitted the energy performance contract to HUD by April 10, 2008 for their review and approval.

Mixed-Finance Development Activities

The BHA will be exploring mixed-financing development activities as a part of Father Panik replacement housing activities and rehabilitation of Marina Village and for the vacant lots where Pequonnock Apartments and Marina Apartments used to exist.

Demolition and/or Disposition

Demolition and/or Disposition Requests

It's important to note that any of the BHA's demolition and/or disposition plan will incorporate acquisition of properties for purposes of replacement housing and/or to increase availability of affordable housing.

We intend to apply for Demolition activities at Marina Village as part of the rehabilitation of the remaining site. We have not determined specifically, which building (s) will be demolished first but the Authority will develop a Master Plan that involves the residents. In the meantime, the Authority has disposed of a small portion of a parking lot at Marina Village and Marina Apartments to CT Light and Power for purposes of an easement. There has been no discernable impact to the residents since Marina Apartments is a vacant parcel and the parking lot size is approximately 800 square feet.

The Authority received approval for the disposition of the 7 acre site at the former Father Panik Village to the City of Bridgeport and Board of Education to construct two new schools at the site. Additional planned demolition/disposition activities revolve around the financing structures to be developed for the Father Panik Village replacement program.

We intend to submit the disposition applications for the following sites:

- Former Park City Hospital as we engage a preferred developer to secure financing, rehab the building and manage the property post construction.
- Marina Village as part of a HOPE VI application
- Trumbull Gardens for purposes of working with the City of Bridgeport to locate a new school for the neighborhood
- Vacant lots at the former Father Panik Village site as we intend to seek a preferred developer to secure financing, construct mixed-income housing and manage the property post construction

- Previously acquired vacant buildings and lots for purposes of FPV replacement may be leveraged with a preferred developer for purposes of creating additional housing.
- Existing public housing properties may be disposed of, not for the purposes of homeownership, but for the purposes of leveraging BHA's assets to create additional housing or units that would create a more efficient organization.
- Acquired properties adjacent to planned development projects may be disposed of to a development entity

The Housing Authority is currently assessing the condition and long-term financial sustainability of its existing scattered site portfolio in respect to vacant lots and structures, and single-family units strategically in preparation for future disposition activities.

The following charts indicate the progress of the FPV replacement, Pequonnock replacement, project based voucher sites and previously acquired vacant lots and buildings throughout the City. Any of these properties may be used as leverage for purposes of creating additional housing.

Previously acquired vacant sites

Number	Street	
26	ADAMS ST #28	vacant bldg
331	ALBA AV #REAR	vacant lot
	ALLEN ST	vacant lot; Pequonnock Apartments lot
57-101	BLACK ROCK AV	vacant lot; part of Park City project
152-170	CATHERINE ST	vacant lot
207	CATHERINE ST	vacant lot
103	CENTER ST #105	Vacant
70	CHURCH ST	Vacant; former FPV site
540	CRESCENT AV	Vacant; former FPV site
68-82	GARDEN ST #70	vacant lot; part of Park City project
73-127	GARDEN ST	vacant lot; part of Park City project
252	HALLETT ST	vacant lot; former FPV site
271	HALLETT ST #273	vacant lot
323	HARRAL AV	vacant lot
191	HARRAL AV #197	vacant lot
65	HIGHLAND AV #69	vacant lot
1081	IRANISTAN AV #1083	vacant bldg
147-163	LEE AV #153	vacant lot
375	MAIN ST	vacant lot; Marina Apartments lot
244	OLIVE ST #246	vacant bldg
695	PARK AV	vacant bldg; former Park City Hospital
177	VOIGHT AV	vacant lot
133	WAYNE ST #145	vacant lot
319 - 335	WOODLAWN AV	vacant lot

Replacement Housing		
Total units		
536	Pre-2007 Scattered sites	
	Scattered sites	536 Completed
35	Waltersville/Barnum	
	24 Rehab	
	116-120 Elizabeth Street	3 Completed
	53-55 Remington	3 Completed
	93-97 Palisades Ave	3 Completed
	25 Marcel	1 Completed
	183 Main	1 Completed
	155 Roberts	1 Completed
	597-599 Union	2 Completed
	38-40 McKinley	4 In process
	34-36 Garfield	2 In process
		20
	Replacement for Hope Street	4 TBD
		24
	11 New	
	200 Coleman Street	3 Designed
	1327 Reservior	4 In process
	TBD	4 TBD
		11
19	Presidential Village	
	602-604 Jane Street	3 In process
	61-67 Park Street	3 In process
	531-535 Hallett Street	3 In process
	623-637 Hallett Street	5 In process
	638-648 Stillman	5 In process
16	Rehab	
	286 Lafayette	12 In process
	165 Barnum	4 In process
110	Park City Hospital	
	Elderly/Congrete	35 In process
	Elderly/ACC	27 In process

2008 BHA One Year and Five Year Plan Narrative

		Supportive (Next Steps)	<u>48</u>	In process
			110	
24	Forest Green			
		Acquisition	24	Completed
18	Catherine Street			
		Mutual Housing	18	In process
15	Pembroke III			
		ACC units	15	TBD
50	Marina-Pequonnock			
		Blocks E & F	30	In process
		Blocks D	20	TBD
6	Fireside/SADA			
		New Construction	6	In process
6	UIDC property			
		88 Smith Street	6	In process
6	Beth's House			
		38 Church Street	6	TBD
11	Yaremich			
		60 Yaremich Street (1-3; 5-12)	11	In process
27	Acquisition	774 East Main Street (8 units), 1149 Stratford Avenue (11 units) and 392 Atlantic Street (8 units)	8	
879	Required to build = 818			

Replacement Housing				
12	ACAP			
		49 - 51 Pacific	2	Completed
		1011 - 1013 Hancock	2	Completed
		127 - 129 Bradley	2	Completed

2008 BHA One Year and Five Year Plan Narrative

	261 - 263 Clinton	2	Completed
	42 Kent	1	Completed
	76 - 78 Baldwin	2	Completed
	23 Goddard	1	Completed
11	New Construction		
	150 Black Rock	3	In process
	59 - 63 Hanover	2	In process
	231 - 237 Lewis	2	In process
	202 - 208 Black Rock	2	In process
	158 - 162 Black Rock	2	In process
10	Rehab		
	212 Maplewood	6	In process
	547 Brooks	4	In process
27	Acquisition		
	156-160 Norman Street	3	In process
	162-166 Norman	3	In process
	246 Hanover	3	In process
	336-338 Hanover	3	In process
	344-346 Hanover	3	In process
	350-352 Hanover	3	In process
	354-356 Hanover	3	In process
	372-376 Hanover	3	In process
	378-382 Hanover	3	In process
60	Required to provide = 60		

Father Panik Village Project-Based Vouchers			
24	Mutual Housing		
	Yale Street	9	Leasing
	Yale Street Commons	3	Leasing
	Huntington Place	12	Leasing
5	ACS		
	Jessica Tandy	5	In development
12	YMCA		
	Washington Park	12	HQS inspections
5	BNT		
	Villa Delmar	1	In development
	Villa Victoria	4	HQS inspections
8	E & N Properties		
	East Main Mews	8	Leasing
6	Urban Green Builders		
	961 Main Street	6	Leasing
8	Hall Neighborhood House		
	Read Street	8	Proposed
6	UIDC		
	Smith Street	6	Proposed
13	Farifield 08		
	603 Artic/1071 Pemb.	13	Leasing
40	Marina Pequonnock		
	Blocks C & D	40	Proposed
127	Subtotal		
126	Others under discussion		
	Goodwill	12	Proposed
	Catholic Charities - Stratford	9	Proposed
	Washington Park II	24	Proposed
	Clinton Street	30	Proposed
	Reservoir Street	30	Proposed
	1054 Boston Ave	6	Proposed
	Pembroke III	15	Proposed
		126	
253	Subtotal	Required FPV number = 245	

Designated Public Housing

BHA Designation Applications

At this time, the BHA has not applied for HUD approval to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities. However, due to the complexity of the Park City Hospital rehabilitation, we may submit a designation application to comply with any regulatory requirements.

Conversion of Public Housing

Background

None of the Authority's development or portions of developments have been identified by HUD or the Authority as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act. Although the BHA will conduct an updated analysis of its inventory to determine if any would fit voluntary conversion requirements.

Homeownership

Section 32 and 5(h) Homeownership Program

The BHA has an approved section [5\(h\) homeownership program](#) (42 U.S.C. 1437c(h)). It is the intention of the BHA to structure the 5(h) Homeownership program in such a way is that it will allow BHA residents/participants an opportunity to become homeowners of scattered site developments.

Meanwhile, the BHA is proceeding with the development of a Section 32 homeownership plan.

Section 8 Homeownership Capacity Statement

The Bridgeport Housing Authority will employ the following minimum criteria for its Section 8 Homeownership Program:

1. We shall require eligible households a minimum of 3% down payment towards the purchase of the home and at least 1% of the down payment come from the household's resources.

Community Service and Self-Sufficiency

Self-sufficiency Activities

The self-sufficiency program is designed to encourage, develop, assist, train, or facilitate economic independence or to provide work for our public housing residents. These activities may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health counseling and treatment). Activities are occurring throughout the Authority.

Youth Programs

The BHA intends to support youth programs that promote their physical, social and mental health growth of its youth; either through partnerships or in-house activities. It is desirable that programs are being held at the main family complexes. However, due to limited space, programs are held at Marina Village, Gary Crooks/PT Barnum, and Trumbull Gardens, residents from Charles Greene Homes are encouraged to participate.

Safety and Crime Prevention

BHA Plan for Addressing the Problem of Drug Related Violent Crime

The BHA plan to address its drug-related crime problem revolves around the following elements:

- ⊙ Screening and lease enforcement. The BHA has evicted 18 non-performing households in the past year and another 36 are pending under court.
- ⊙ Residents are being engaged to participate in training programs, job fairs, employment seminars, youth programs, resident associations, as well as participating in other community support systems such as schools, service providers and faith based groups.
- ⊙ The BHA will allocate funding through the next 5 years towards the installation of a CCTV system at Trumbull Gardens, Harborview Towers, Charles Greene Homes and PT Barnum. The system will be monitored centrally and by Internet.
- ⊙ We intend to add security lighting at Charles Greene Homes, Marina Village and PT Barnum as part of the scope of the Energy Performance Contract
- ⊙ Design or re-design of entrances and pathways that reflect the principles of Crime Prevention through Environmental Design. An example would be the proposed re-design of the Charles Greene Homes stairwell fire escape.
- ⊙ Continue to work with the police department by way of on-foot patrols in certain complexes, crime sweeping activities conducted by the police and other investigative tools employed by law enforcement to catch illegal activities.

Pet Policy

There are no changes to the Pet Policy.

Civil Rights Certification

Authority Certification of Compliance with the PHA Plans and Related Regulations

The Bridgeport Housing Authority's Certifications of Compliance and Board Resolution to approve the PHA Plan is part of the template. See Annual Plan Template

Annual Audit

Fiscal Audit

The Authority is required to have an audit conducted under Section 5(h)(2) of the [US Housing Act of 1937](#). Six findings were identified.

Asset Management

BHA Asset Management

At this time, the BHA is not engaging in any activities that will contribute to the long-term asset management of its public housing stock that have not been addressed elsewhere in this Plan.

Other Information

Resident Advisory Board and Local Resident Sites

Attached to this plan are the resident meeting attendance records and meeting notes. CT001D01.

Statement of Consistency with the Consolidated Plan

The BHA's Consolidated Plan jurisdiction is the City of Bridgeport. The BHA based its statement of needs of families partially on the needs expressed in the Consolidated Plan and consulted the Consolidated Plan agency during the development of this Plan. The Consolidated Plan Certification can be found in the Annual Plan Template.

Substantial Deviation/Substantial Amendment

The Housing Authority is complying with HUD's default definition of substantial deviation or significant amendment to the Annual Plan; which is as follows:

- Changes to rent or admissions policies or organization of the wait list
- Additions to non-emergency work items or change in the use of replacement reserve funds under the Capital Fund
- Any change with regard to demolition, designation, homeownership programs or conversion activities

Statement of Compliance with the Violence Against Women and Department of Justice Reauthorization Act of 2005

The Authority is currently working with Connecticut Legal Services and other local organizations (Center for Women and Families) to develop the policies and procedures, for both public housing and Section 8 programs, with which this Authority will implement and monitor. We will comply with the requirements of the Act as prescribed in the Federal Register Volume 72, No. 51, March 16, 2007. Upon completion of the policies and procedures, they will be incorporated into the Admissions and Continued Occupancy Policy and into the Section 8 Administrative Plan.

We are working with other local housing authorities to develop an inter-agency/regional policy and protocol providing protections and opportunities for women and children victims of domestic violence.

In the meantime, referrals are made to the Center for Women and Families and any admissions or transfer requests are addressed on a case by case basis.

Annual Statement/Performance Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50108 Replacement Housing Factor Grant No:			Federal FY 2008 of Grant
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no.) Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	254,000.00			
3	1408 Management Improvements	812,536.00			
4	1410 Administration	397,409.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	370,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvements	400,000.00			
10	1460 Dwelling Structures	1,652,738.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non Dwelling Structures	75,000.00			
13	1475 Non Dwelling Equipment	50,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	15,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of line 2-20)	4,026,683.00			
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	1,565,000.00			
24	Amount of Line 21 Related to Security - Soft Costs	520,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	200,000.00			
26	Amount of Line 21 Related to Energy Conservation Measures	60,000.00			

Annual Statement/Performance Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Bridgeport Housing Authority		Grant Type and Number				Federal FY of Grant		2008
		Capital Fund Program Grant No: CT26-P001-50108						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Operations	1406	Lump sum	\$31,750.00				
	504/VCA Compliance	1408	Lump sum	\$25,000.00				
	Management Improvements - Procurement	1408	Lump sum	\$22,200.00				
	Management Improvements	1408	Lump sum	\$85,336.00				
	Staff Training	1408	Lump sum	\$30,000.00				
	Resident Programs	1408	Lump sum	\$30,000.00				
	Technology Upgrades	1408	Lump sum	\$100,000.00				
	Administrative Salaries	1410	Lump sum	\$397,409.00				
	A & E Services	1430	Lump sum	\$65,000.00				
	Facility Improvements	1470	Lump sum	\$50,000.00				
	504/VCA Compliance	1470	Lump sum	\$25,000.00				
	Vehicles/Non-dwelling Equipment	1475	Lump sum	\$25,000.00				
	Relocation	1495	Lump sum	\$15,000.00				
CT001000002P	Operations	1406	Lump sum	\$31,750.00				
aka Marina Village	A & E Services	1430	Lump sum	\$20,000.00				
	Dwelling improvements	1460	Lump sum	\$50,000.00				
	Extermination	1460	Lump sum	\$8,520.00				
	Vacancy Reduction	1460	Lump sum	\$17,891.00				
CT001000005P	Operations	1406	Lump sum	\$31,750.00				
aka PT Barnum	A & E Services	1430	Lump sum	\$25,000.00				
	Stairs	1450	Lump sum	\$225,000.00				
	Extermination	1460	Lump sum	\$6,602.00				
	504/VCA Compliance	1460	Lump sum	\$50,000.00				
	Vacancy Reduction	1460	Lump sum	\$39,525.00				
CT001000006P	Operations	1406	Lump sum	\$31,750.00				
aka Charles Greene Homes	A & E Services	1430	Lump sum	\$125,000.00				
	Grounds Improvements	1450	Lump sum	\$20,000.00				
	504/VCA Compliance	1460	Lump sum	\$200,000.00				
	Extermination	1460	Lump sum	\$3,168.00				
	Exterior Door Modifications	1460	Lump sum	\$25,000.00				
	Vacancy Reduction	1460	Lump sum	\$60,549.00				
	Vehicles/Non-dwelling Equipment	1475	Lump sum	\$25,000.00				
CT001000007P	Operations	1406	Lump sum	\$31,750.00				
aka Fireside Apartments	Management Improvements - Security	1408	Lump sum	\$120,000.00				
	A & E Services	1430	Lump sum	\$15,000.00				
	504/VCA Compliance	1460	Lump sum	\$30,000.00				
	Extermination	1460	Lump sum	\$4,128.00				

	Siding, Gutters, Downspouts	1460	2 bldgs	\$15,000.00				
	Vacancy Reduction	1460	Lump sum	\$10,954.00				
CT001000009P	Operations	1406	Lump sum	\$31,750.00				
aka Harborview Towers	Management Improvements - Security	1408	Lump sum	\$200,000.00				
	A & E Services	1430	Lump sum	\$30,000.00				
	Grounds Improvements	1450	Lump sum	\$50,000.00				
	Extermination	1460	Lump sum	\$7,034.00				
	Vacancy Reduction	1460	Lump sum	\$10,600.00				
CT001000044P	Operations	1406	Lump sum	\$31,750.00				
aka Trumbull Gardens	Management Improvements - Security	1408	Lump sum	\$200,000.00				
	A & E Services	1430	Lump sum	\$50,000.00				
	Grounds Improvements	1450	Lump sum	\$80,000.00				
	504/VCA Compliance	1460	Lump sum	\$900,000.00				
	Extermination	1460	Lump sum	\$15,984.00				
	Vacancy Reduction	1460	Lump sum	\$41,293.00				
CT001000881P	Operations	1406	Lump sum	\$31,750.00				
Scattered Sites I	A & E Services	1430	Lump sum	\$20,000.00				
	504/VCA Compliance	1460	Lump sum	\$50,000.00				
	Dwelling improvements	1460	Lump sum	\$20,000.00				
	Extermination	1460	Lump sum	\$26,346.00				
	Vacancy Reduction	1460	Lump sum	\$10,000.00				
CT001000882P	A & E Services	1430	Lump sum	\$20,000.00				
Scattered Sites II	Grounds Improvements	1450	Lump sum	\$25,000.00				
	Building improvements	1460	Lump sum	\$10,000.00				
	Extermination	1460	Lump sum	\$26,867.00				
	Vacancy Reduction	1460	Lump sum	\$13,277.00				
			Total	\$4,026,683.00				

Part III: Implementation Schedule

[illegible]

Part II: Supporting Pages - Work Activities

[illegible]

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 11/12			Activities for Year: 5 FFY Grant: 2012 PHA FY: 12/13		
See Annual Statement	Development Name/No.	Major Work Categories	Estimated Cost	Development Name/No.	Major Work Categories	Estimated Cost
	BHA Wide	Management Improvements	\$812,536.00	BHA Wide	Management Improvements	\$812,536.00
	BHA Wide	Administrative Salaries	\$397,409.00	BHA Wide	Administrative Salaries	\$397,409.00
	BHA Wide	A & E Services	\$370,000.00	BHA Wide	A & E Services	\$370,000.00
	BHA Wide	Vacancy Reduction Program	\$170,873.00	BHA Wide	Vacancy Reduction Program	\$170,873.00
	BHA Wide	Pest Control Management Program	\$95,000.00	BHA Wide	Pest Control Management Program	\$95,000.00
	BHA Wide	Exterior Building Improvements	\$75,000.00	BHA Wide	Exterior Building Improvements	\$75,000.00
	BHA Wide	Vehicles/Non-dwelling equipment	\$50,000.00	BHA Wide	Vehicles/Non-dwelling equipment	\$25,000.00
	Central Office	Operations	\$31,750.00	Central Office	Operations	\$31,750.00
	Central Office	Facility Improvements	\$106,865.00	Central Office	Facility Improvements	\$76,865.00
	Central Office	Relocation Cost	\$15,000.00	Central Office	Relocation Cost	\$30,000.00
	Marina Village	Operations	\$31,750.00	Marina Village	Operations	\$31,750.00
	Marina Village	Building and Dwelling Improvements	\$50,000.00	Marina Village	Building and Dwelling Improvements	\$50,000.00
	Marina Village	504/VCA Compliance - 1 unit	\$25,000.00	Marina Village	504/VCA Compliance - 1 unit	\$25,000.00
	Marina Village	Single Unit Heating Upgrades	\$15,000.00	Marina Village	Single Unit Heating Upgrades	\$15,000.00
	PT Barnum	Operations	\$31,750.00	PT Barnum	Operations	\$31,750.00
	PT Barnum	Stairs - 5 sets	\$225,000.00	PT Barnum	Stairs - 4 sets	\$200,000.00
	PT Barnum	504/VCA Site & Common Compliance	\$150,000.00	PT Barnum	CCTV System Install	\$50,000.00
	Charles Greene	Operations	\$31,750.00	Charles Greene	Operations	\$31,750.00
	Charles Greene	Basement/504 Modifications - Bldg 3	\$400,000.00	Charles Greene	Basement/504 Modifications	\$200,000.00
	Charles Greene	Front Door Modifications - 3 Bldgs	\$100,000.00	Charles Greene	CCTV System - Bldg 5	\$25,000.00
	Charles Greene	CCTV System - Bldgs 3 & 4	\$50,000.00			
	Fireside Apartments	Operations	\$31,750.00	Fireside Apartments	Operations	\$31,750.00
	Fireside Apartments	504/VCA Site & Common Compliance	\$70,000.00	Fireside Apartments	504/VCA Compliance - 1 unit	\$25,000.00
	Fireside Apartments	Siding/Gutters/Downspouts - 8 bldgs	\$100,000.00	Fireside Apartments	Siding/Gutters/Downspouts - 2 bldgs	\$25,000.00
	Harborview Towers	Operations	\$31,750.00	Harborview Towers	Operations	\$31,750.00
	Harborview Towers	CCTV System Upgrade	\$100,000.00	Harborview Towers	504/VCA Compliance - 13 units	\$900,000.00
	Trumbull Gardens	Operations	\$31,750.00	Trumbull Gardens	504/VCA Site & Common Compliance	\$50,000.00
	Trumbull Gardens	504/VCA Site & Common Compliance	\$236,000.00	Trumbull Gardens	Gymnasium Upgrade	\$50,000.00
	Trumbull Gardens	Single Unit Heating Upgrades	\$25,000.00	Trumbull Gardens	Single Unit Heating Upgrades	\$21,000.00
				Trumbull Gardens	Operations	\$31,750.00
	Scattered Sites I & II	Operations	\$31,750.00	Scattered Sites I & II	Operations	\$31,750.00
	Scattered Sites I & II	504/VCA Compliance - 3 units	\$75,000.00	Scattered Sites I & II	504/VCA Compliance - 1 units	\$25,000.00
	Scattered Sites I & II	Siding/Gutters/Downspouts	\$75,000.00	Scattered Sites I & II	Siding/Gutters/Downspouts	\$75,000.00
	Scattered Sites I & II	Single Unit Heating Upgrades	\$20,000.00	Scattered Sites I & II	Single Unit Heating Upgrades	\$20,000.00
		Total CFP Estimated Cost	\$4,062,683.00		Total CFP Estimated Cost	\$4,062,683.00

Annual Statement/Performance Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 Replacement Housing Factor Grant No:			Federal FY of Grant 2007
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4/30/2008		<input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no.) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	35,738.43	0.00	0.00
3	1408 Management Improvements	715,000.00	693,407.22	613,263.38	288,128.45
4	1410 Administration	397,409.00	397,409.00	397,409.00	231,822.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	360,000.00	365,000.00	340,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvements	332,905.00	191,166.86	85,278.06	15,700.00
10	1460 Dwelling Structures	1,711,955.00	1,603,568.50	1,176,197.35	426,692.91
11	1465.1 Dwelling Equipment - Nonexpendable	240,000.00	443,257.03	442,374.51	355,817.89
12	1470 Non Dwelling Structures	100,000.00	125,774.46	80,774.46	60,865.00
13	1475 Non Dwelling Equipment	100,000.00	101,947.50	101,947.50	15,570.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	16,823.00	16,823.00	3,571.03	1,211.75
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of line 2-20)	3,974,092.00	3,974,092.00	3,240,815.29	1,395,808.01
22	Amount of Line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	1,128,255.00			
24	Amount of Line 21 Related to Security - Soft Costs	300,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	20,000.00			
26	Amount of Line 21 Related to Energy Conservation Measures	10,000.00			

Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50107 Replacement Housing Factor Grant No:					Federal FY of Grant	2007
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Operations	1406	Lump sum	0	\$35,738.43			0%
Central Office	Management Improvements	1408	Lump sum	\$287,000.00	\$228,016.16	\$181,480.68	\$65,156.03	29%
	Administrative Salaries	1410	Lump sum	\$397,409.00	\$397,409.00	\$397,409.00	\$231,822.01	58%
	A & E Services	1430	Lump sum	\$40,000.00	\$300,000.00	\$300,000.00		0%
	504/VCA Compliance	1470	Lump sum	\$50,000.00	\$25,000.00			0%
	Facility Improvements	1470	Lump sum	\$50,000.00	\$87,244.50	\$67,244.50	\$60,865.00	70%
	Non Dwelling equipment	1475	Lump sum	\$100,000.00	\$0.00	\$0.00		
	Relocation Cost	1495	Lump sum	\$16,823.00	\$16,823.00	\$3,571.03	\$1,211.75	7%
CT001000002P	Management Improvements	1408	Lump sum	\$20,500.00	\$5,000.00			0%
aka Marina Village	A & E Services	1430	Lump sum	\$40,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$25,000.00	\$61,957.05	\$61,957.05	\$160.00	0%
	Dwelling improvements	1460	Lump sum	\$100,000.00	\$75,000.00	\$36,550.00	\$23,512.50	31%
	Extermination	1460	Lump sum	\$8,520.00	\$609.00	\$609.00	\$609.00	100%
	Vacancy Reduction	1460	Lump sum	\$25,000.00	\$49,475.00	\$29,475.00	\$15,660.00	32%
	Heat System Upgrade	1465.1	Lump sum		\$13,331.88	\$13,331.88	\$13,331.88	100%
	Non Dwelling equipment	1475	1 vehicle	\$0.00	\$24,093.00	\$24,093.00		0%
CT001000005P	Management Improvements	1408	Lump sum	\$18,500.00	\$5,000.00			0%
aka PT Barnum Apartments	A & E Services	1430	Lump sum	\$40,000.00	\$40,000.00	\$40,000.00		0%
	Grounds Improvements	1450	Lump sum	\$0.00	\$9,623.06	\$9,623.06		0%
	504/VCA Compliance	1460	Lump sum	\$58,210.00	\$408,030.39	\$408,030.39	\$192,583.48	47%
	Extermination	1460	Lump sum	\$6,602.00	\$470.00	\$470.00	\$470.00	100%
	Stairs	1460	Lump sum	\$240,000.00	\$40,125.40	\$3,856.40		0%
	Vacancy Reduction	1460	Lump sum	\$30,000.00	\$88,517.62	\$43,517.62	\$29,481.00	33%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00	\$10,000.00	\$4,432.03	\$3,988.83	40%
	Heat System Upgrade	1465.1	Lump sum		\$10,000.00	\$9,117.48	\$2,705.48	27%
	Non Dwelling equipment	1475	1 tractor	\$0.00	\$9,645.50	\$9,645.50		0%
CT001000006P	Management Improvements	1408	Lump sum	\$14,500.00	\$5,000.00			0%
aka Charles Greene Homes	A & E Services	1430	Lump sum	\$40,000.00	\$0.00			
	Grounds Improvements	1450	Lump sum	\$50,000.00	\$13,638.80	\$7,750.00	\$7,750.00	57%
	504/VCA Compliance	1460	Lump sum	\$20,000.00	\$10,000.00			0%
	Dwelling improvements	1460	Lump sum	\$0.00	\$5,240.00	\$5,240.00		0%
	Extermination	1460	Lump sum	\$3,168.00	\$226.00	\$226.00	\$226.00	100%
	Vacancy Reduction	1460	Lump sum	\$35,675.00	\$92,365.72	\$72,365.72	\$55,858.84	60%
	Elevator Modernization	1465.1	Lump sum	\$0.00	\$11,260.15	\$11,260.15		0%
	504/VCA Compliance	1470	Lump sum	\$0.00	\$787.00	\$787.00		0%

CT001000007P	Management Improvements	1408	Lump sum	\$56,100.00	\$105,000.00	\$100,000.00	\$51,244.62	49%
aka Fireside Apartments	A & E Services	1430	Lump sum	\$40,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$50,000.00	\$1,911.50	\$1,911.50	\$520.00	27%
	Extermination	1460	Lump sum	\$4,128.00	\$344.00	\$344.00	\$344.00	100%
	Vacancy Reduction	1460	Lump sum	\$15,000.00	\$27,290.00	\$27,290.00	\$11,950.00	44%
	Non Dwelling equipment	1475	1 vehicle	\$0.00	\$24,093.00	\$24,093.00		0%
CT001000009P	Management Improvements	1408	Lump sum	\$98,300.00	\$143,550.00	\$138,550.00	\$73,698.58	51%
aka Harborview Towers	A & E Services	1430	Lump sum	\$40,000.00	\$0.00			
	Grounds Improvements	1450	Lump sum	\$115,000.00	\$100,000.00			0%
	504/VCA Compliance	1460	1 unit	\$0.00	\$61,741.95	\$61,741.95		0%
	Extermination	1460	Lump sum	\$7,034.00	\$14,614.00	\$14,614.00	\$502.00	3%
	Vacancy Reduction	1460	Lump sum	\$15,000.00	\$29,424.50	\$19,424.50	\$14,866.20	51%
	Elevator Repairs	1465.1	Lump sum	\$200,000.00	\$408,665.00	\$408,665.00	\$339,780.53	83%
CT001000044P	Management Improvements	1408	Lump sum	\$192,100.00	\$196,841.06	\$193,232.70	\$98,029.22	50%
aka Trumbull Gardens	A & E Services	1430	Lump sum	\$40,000.00	\$25,000.00			0%
	Grounds Improvements	1450	Lump sum	\$100,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$600,000.00	\$117,046.03	\$92,046.03		0%
	Dwelling improvements	1460	Lump sum		\$10,000.00	\$10,000.00	\$6,000.00	60%
	Extermination	1460	Lump sum	\$15,984.00	\$20,704.25	\$20,704.25	\$56.25	0%
	Vacancy Reduction	1460	Lump sum	\$33,450.00	\$68,368.88	\$48,368.88	\$27,528.88	40%
	Elevator Repairs	1465.1	Lump sum	\$20,000.00	\$0.00			
	Facility Improvements	1470	Lump sum	\$0.00	\$12,742.96	\$12,742.96		0%
CT001000881P	Management Improvements	1408	Lump sum	\$11,500.00	\$2,500.00			0%
Scattered Sites I	A & E Services	1430	Lump sum	\$40,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$25,000.00	\$89,375.21	\$50,191.43	\$2,098.97	2%
	Dwelling improvements	1460	Lump sum	\$125,000.00	\$70,000.00	\$1,799.60		0%
	Extermination	1460	Lump sum	\$31,346.14	\$28,073.82	\$28,073.82	\$1,744.62	6%
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$15,000.00	\$10,000.00			0%
	Vacancy Reduction	1460	Lump sum	\$24,400.00	\$33,785.00	\$13,785.00	\$6,274.95	19%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00	\$10,000.00			0%
	Elevator Repairs	1465.1	Lump sum	\$20,000.00	\$0.00			
	Non Dwelling equipment	1475	1 vehicle	\$0.00	\$28,546.00	\$28,546.00		0%
CT001000882P	Management Improvements	1408	Lump sum	\$16,500.00	\$2,500.00			0%
Scattered Sites II	A & E Services	1430	Lump sum	\$40,000.00	\$0.00			
	Grounds Improvements	1450	Lump sum	\$67,905.00	\$67,905.00	\$67,905.00	\$7,950.00	12%
	504/VCA Compliance	1460	Lump sum		\$59,456.35	\$59,456.35	\$9,274.50	16%
	Building improvements	1460	Lump sum	\$100,000.00	\$25,000.00	\$5,300.00		0%
	Extermination	1460	Lump sum	\$26,962.86	\$34,225.83	\$34,225.83	\$975.63	3%
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$15,000.00	\$10,000.00			0%
	Vacancy Reduction	1460	Lump sum	\$26,475.00	\$30,191.00	\$20,191.00	\$22,007.26	73%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00	\$10,000.00			0%
	Non Dwelling equipment	1475	Lump sum	\$0.00	\$15,570.00	\$15,570.00	\$15,570.00	100%
			Total	\$3,974,092.00	\$3,974,092.00	\$3,240,815.29	\$1,395,808.01	

Part III: Implementation Schedule

[illegible]

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: Bridgeport Housing Authority	Grant Type and Number Capital Fund Program Grant No: CT26-P001-50106 Replacement Housing Factor Grant No:	Federal FY of Grant 2006
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<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no.)
<input checked="" type="checkbox"/>	Performance and Evaluation Report for Period Ending:		4/30/2008	Final Performance and Evaluation Report

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Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50106 Replacement Housing Factor Grant No:					Federal FY of Grant 2006	
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	General Description of Work Categories			Original	Revised	Funds Obligated	Funds Expended	
CT001000000P	Operations	1406	Lump sum	\$47,277.48	\$47,277.48	\$47,277.48	\$47,277.48	100%
	Energy Audit/Improvements	1408	Lump sum	\$12,000.00	\$12,872.74	\$12,872.74	\$12,872.74	100%
	Inventory Control	1408	Lump sum	\$3,000.00	\$161.78	\$161.78	\$161.78	-
	Management Improvements	1408	Lump sum	\$55,221.00	\$48,888.34	\$48,888.34	\$48,888.34	100%
	Resident Programming	1408	Lump sum	\$12,928.44	\$6,047.43	\$6,047.43	\$6,047.43	-
	Technology Upgrades	1408	Lump sum	\$150,000.00	\$162,932.07	\$162,932.07	\$156,303.14	96%
	Training	1408	Lump sum	\$50,000.00	\$42,559.82	\$42,559.82	\$35,459.61	83%
	Administration	1410	Lump sum	\$393,979.00	\$405,885.05	\$405,885.05	\$405,885.05	100%
	A & E Fees	1430	Lump sum	\$43,779.00	\$69,313.52	\$69,313.52	\$46,785.50	67%
	Energy Audit/Improvements	1465.1	Lump sum	\$25,000.00	\$0.00			-
	504/VCA Compliance	1460	Lump sum	\$0.00	\$27,095.71	\$27,095.71	\$27,095.71	100%
	Mold/Mildew Treatments	1460	Lump sum	\$0.00	\$9,137.47	\$9,137.47	\$9,137.47	100%
	504/VCA Compliance	1470	Lump sum	\$50,000.00	\$5,000.00	\$5,000.00	\$0.00	0%
	Construction	1470	Lump sum	\$45,000.00				-
	Facility Improvements	1470	Lump sum	\$10,000.00	\$12,490.71	\$12,490.71	\$5,073.43	41%
	Technology Upgrades	1475	Lump sum	\$0.00	\$3,918.00	\$3,918.00	\$3,918.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$90,000.00	\$25,641.30	\$25,641.30	\$25,641.30	100%
	Relocation	1495	Lump sum	\$10,000.00	\$17,003.46	\$17,003.46	\$17,003.46	100%
CT001000002P	Operations	1406	Lump sum	\$61,066.75	\$61,066.75	\$61,066.75	\$61,066.75	100%
aka Marina Village	Energy Audit/Improvements	1408	Lump sum	\$15,500.00				-
	Inventory Control	1408	Lump sum	\$3,875.00	\$0.00			-
	Resident Programming	1408	Lump sum	\$16,699.24	\$10,148.12	\$10,148.12	\$10,148.12	100%
	A & E Fees	1430	Lump sum	\$43,775.00	\$43,775.00	\$43,775.00	\$41,066.50	94%
	Grounds Improvements	1450	Lump sum	\$0.00	\$175,130.65	\$175,130.65	\$142,460.20	81%
	504/VCA Compliance	1460	Lump sum	\$57,894.52	\$1,839.48	\$1,839.48	\$1,839.48	100%
	Asbestos Abatement	1460	Lump sum	\$3,300.00	\$0.00			-
	Dwelling improvements	1460	5 bldgs	\$220,000.00	\$82,676.00	\$82,676.00	\$0.00	-
	Extermination	1460	Lump sum	\$5,100.00	\$40,440.03	\$40,440.03	\$40,440.03	100%
	Mold/Mildew Treatments	1460	Lump sum	\$8,500.00	\$0.00			-
	Vacancy Reduction	1460	Lump sum	\$0.00	\$33,756.00	\$33,756.00	\$33,756.00	100%
	Roof replacement	1460	5 buildings	\$0.00	\$0.00		\$34,278.10	-
	Stoves/Fridges	1465.1	Lump sum	\$8,500.00	\$7,159.00	\$7,159.00	\$7,159.00	100%
CT001000005P	Operations	1406	Lump sum	\$53,187.17	\$53,187.17	\$53,187.17	\$53,187.17	100%
aka PT Barnum	Energy Audit/Improvements	1408	Lump sum	\$13,500.00	\$0.00			
	Inventory Control	1408	Lump sum	\$3,375.00	\$0.00			
	Resident Programming	1408	Lump sum	\$14,544.50	\$679.02	\$679.02	\$679.02	

	A & E Fees	1430	Lump sum	\$43,775.00	\$69,980.00	\$69,980.00	\$15,688.00	22%
	Grounds Improvements	1450	Lump sum	\$110,000.00	\$278,747.30	\$278,747.30	\$197,545.30	71%
	504/VCA Compliance	1460	Lump sum	\$51,083.40	\$154,239.18	\$154,239.18	\$144,650.08	94%
	Extermination	1460	Lump sum	\$4,500.00	\$6,339.58	\$6,339.58	\$6,339.58	100%
	Mold/Mildew Treatments	1460	Lump sum	\$7,500.00	\$6,620.00	\$6,620.00	\$6,620.00	100%
	Stairs	1460	Lump sum	\$419,339.00	\$20,158.15	\$20,158.15	\$20,158.15	100%
	Vacancy Reduction	1460	Lump sum	\$0.00	\$39,771.00	\$39,771.00	\$39,771.00	100%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$10,000.00	\$12,375.02	\$12,375.02	\$12,375.00	100%
	Stoves/Fridges	1465.1	Lump sum	\$7,500.00	\$15,352.00	\$15,352.00	\$7,451.00	49%
	Heating System	1465.1	Lump sum	\$0.00	\$5,170.00	\$5,170.00	\$5,170.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$10,000.00	\$0.00			
	Relocation	1495	Lump sum	\$0.00	\$4,075.00	\$4,075.00	\$4,075.00	
CT001000006P	Operations	1406	Lump sum	\$37,428.01	\$37,428.01	\$37,428.01	\$37,428.01	100%
aka Charles Greene	Energy Audit/Improvements	1408	Lump sum	\$9,500.00	\$0.00			
Homes	Inventory Control	1408	Lump sum	\$2,375.00	\$0.00			
	Management Improvements	1408	Lump sum	\$0.00	\$23,648.10	\$23,648.10	\$23,648.10	
	Resident Programming	1408	Lump sum	\$10,235.02	\$679.03	\$679.03	\$679.03	100%
	A & E Fees	1430	Lump sum	\$43,775.00	\$28,495.43	\$28,495.43	\$28,495.43	100%
	Grounds Improvements	1450	Lump sum	\$0.00	\$0.00	\$0.00	\$4,920.80	
	504/VCA Compliance	1460	Lump sum	\$37,461.16	\$0.00			
	Asbestos Abatement	1460	Lump sum	\$3,300.00	\$0.00			
	Dwelling improvements	1460	Lump sum	\$0.00	\$12,441.60	\$12,441.60	\$12,441.60	100%
	Elevator Modernization	1460	5 bldgs	\$0.00	\$260,105.80	\$260,105.80	\$260,105.80	
	Extermination	1460	Lump sum	\$3,300.00	\$3,772.00	\$3,772.00	\$3,772.00	100%
	Fire Alarm System	1460	5 bldgs	\$0.00	\$118,662.62	\$118,662.62	\$118,662.62	100%
	Mold/Mildew Treatments	1460	1 unit	\$5,500.00	\$10,700.00	\$10,700.00	\$10,700.00	100%
	Vacancy Reduction	1460	Lump sum	\$5,675.00	\$34,282.08	\$34,282.08	\$34,282.08	100%
	Elevator Modernization	1465.1	Lump sum	\$0.00	\$30,030.59	\$30,030.59	\$30,030.59	
	Heating System	1465.1	2 bldgs	\$0.00	\$2,398.49	\$2,398.49	\$2,398.49	100%
	Stoves/Fridges	1465.1	Lump sum	\$5,500.00	\$6,707.00	\$6,707.00	\$6,707.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$15,000.00	\$4,038.00	\$4,038.00	\$4,038.00	100%
	Relocation	1495	Lump sum	\$0.00	\$729.00	\$729.00	\$729.00	
CT001000007P	Operations	1406	Lump sum	\$33,488.22	\$33,488.22	\$33,488.22	\$33,488.22	100%
aka Fireside	Energy Audit/Improvements	1408	Lump sum	\$8,500.00	\$0.00			
Apartments	Inventory Control	1408	Lump sum	\$2,125.00	\$0.00			
	Management Improvements	1408	Lump sum	\$42,600.00	\$89,344.39	\$89,344.39	\$89,344.39	100%
	Resident Programming	1408	Lump sum	\$9,157.65	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$34,055.60	\$74,136.22	\$74,136.22	\$53,419.79	72%
	Extermination	1460	Lump sum	\$3,000.00	\$3,440.01	\$3,440.01	\$3,440.01	100%
	Mold/Mildew Treatments	1460	Lump sum	\$5,000.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$0.00	\$8,035.00	\$8,035.00	\$8,035.00	100%
	Stoves/Fridges	1465.1	Lump sum	\$5,000.00	\$4,368.00	\$4,368.00	\$4,638.00	106%
	Facility Improvements	1470	Lump sum	\$0.00	\$680.00	\$680.00	\$680.00	100%
CT001000009P	Operations	1406	Lump sum	\$29,548.43	\$29,548.43	\$29,548.43	\$29,548.43	100%
aka Harborview	Energy Audit/Improvements	1408	Lump sum	\$7,500.00				

Towers	Inventory Control	1408	Lump sum	\$1,875.00	\$0.00			
	Management Improvements	1408	Lump sum	\$85,800.00	\$107,707.47	\$107,707.47	\$107,707.47	100%
	Resident Programming	1408	Lump sum	\$8,080.28	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$41,842.12	\$41,842.12	\$41,842.12	100%
	Grounds Improvements	1450	Lump sum	\$115,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$30,650.04	\$8,263.14	\$8,263.14	\$252.00	3%
	Asbestos Abatement	1460	Lump sum	\$3,300.00	\$1,615.00	\$1,615.00		0%
	Dwelling improvements	1460	Lump sum	\$0.00	\$5,741.96	\$5,741.96	\$5,741.96	100%
	Extermination	1460	Lump sum	\$2,700.00	\$6,028.00	\$6,028.00	\$6,028.00	100%
	Mold/Mildew Treatments	1460	Lump sum	\$4,500.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$0.00	\$24,747.52	\$24,747.52	\$24,747.52	100%
	Elevator Repairs	1465.1	Lump sum	\$25,000.00	\$14,630.77	\$14,630.77	\$14,630.77	100%
	Garbage Equipment	1465.1	Lump sum	\$0.00	\$2,301.30	\$2,301.30	\$2,301.30	100%
	Stoves/Fridges	1465.1	Lump sum	\$4,500.00	\$7,583.40	\$7,583.40	\$7,583.40	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$5,000.00	\$0.00			
	Relocation	1495	Lump sum	\$0.00	\$450.00	\$450.00	\$450.00	
CT001000044P	Operations	1406	Lump sum	\$61,066.75	\$61,066.75	\$61,066.75	\$61,066.75	100%
aka Trumbull	Energy Audit/Improvements	1408	Lump sum	\$15,500.00	\$0.00			
Gardens	Inventory Control	1408	Lump sum	\$3,875.00	\$0.00			
	Management Improvements	1408	Lump sum	\$171,600.00	\$128,855.92	\$128,855.92	\$128,855.92	100%
	Resident Programming	1408	Lump sum	\$16,699.24	\$23,427.75	\$23,427.75	\$23,427.75	100%
	A & E Fees	1430	Lump sum	\$43,775.00	\$42,004.39	\$42,004.39	\$42,004.39	100%
	Grounds Improvements	1450	Lump sum	\$75,000.00	\$10,275.49	\$10,275.49	\$6,291.78	61%
	Security System	1450	Lump sum	\$50,000.00	\$0.00			
	504/VCA Compliance	1460	Lump sum	\$111,770.52	\$146,285.72	\$146,285.72	\$146,285.72	100%
	Dwelling improvements	1460	Lump sum	\$0.00	\$9,534.89	\$9,534.89	\$9,538.90	100%
	Extermination	1460	Lump sum	\$5,100.00	\$12,293.71	\$12,293.71	\$12,293.71	100%
	Mold/Mildew Treatments	1460	Lump sum	\$8,500.00	\$0.00			
	Vacancy Reduction	1460	Lump sum	\$8,450.00	\$32,014.47	\$32,014.47	\$32,014.47	100%
	Stoves/Fridges	1465.1	Lump sum	\$8,500.00	\$10,872.00	\$10,872.00	\$10,872.00	100%
	Heating System	1465.1	Lump sum	\$0.00	\$1,129.20	\$1,129.20	\$1,129.20	100%
	Facility Improvements	1470	Lump sum	\$0.00	\$6,439.00	\$6,439.00	\$6,439.00	100%
	Relocation	1495	Lump sum	\$0.00	\$4,149.08	\$4,149.08	\$4,149.08	100%
CT001000881P	Operations	1406	Lump sum	\$25,608.64	\$25,608.64	\$25,608.64	\$25,608.64	100%
aka Scattered Sites I	Energy Audit/Improvements	1408	Lump sum	\$6,500.00	\$0.00	\$0.00		
	Inventory Control	1408	Lump sum	\$1,625.00	\$0.00			
	Resident Programming	1408	Lump sum	\$7,002.91	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$1,173.55	\$1,173.55	\$1,173.55	100%
	Grounds Improvements	1450	Lump sum	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00	100%
	504/VCA Compliance	1460	Lump sum	\$27,244.48	\$333.74	\$333.74	\$333.74	
	Dwelling improvements	1460	Lump sum	\$25,000.00	\$0.00			
	Extermination	1460	Lump sum	\$2,400.00	\$15,149.69	\$15,149.69	\$15,149.69	100%
	Mold/Mildew Treatments	1460	Lump sum	\$4,000.00	\$0.00			
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$20,562.00	\$310.86	\$310.86	\$310.86	
	Vacancy Reduction	1460	Lump sum	\$4,400.00	\$25,255.00	\$25,255.00	\$25,255.00	100%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$30,000.00	\$14,927.62	\$14,927.62	\$11,195.71	75%

	Stoves/Fridges	1465.1	Lump sum	\$4,000.00	\$3,241.00	\$3,241.00	\$3,241.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$0.00	\$649.95	\$649.95	\$649.95	100%
CT001000882P	Operations	1406	Lump sum	\$45,307.59	\$45,307.59	\$45,307.59	\$45,307.59	100%
aka Scattered Sites II	Energy Audit/Improvements	1408	Lump sum	\$11,500.00	\$0.00	\$0.00		
	Inventory Control	1408	Lump sum	\$2,875.00	\$0.00	\$0.00		
	Management Improvements	1408	Lump sum	\$0.00	\$5,682.47	\$5,682.47	\$5,682.47	100%
	Resident Programming	1408	Lump sum	\$12,389.76	\$0.00			
	A & E Fees	1430	Lump sum	\$43,775.00	\$42,635.99	\$42,635.99	\$31,567.40	74%
	504/VCA Compliance	1460	Lump sum	\$44,272.28	\$100,442.03	\$100,442.03	\$100,442.03	100%
	Dwelling improvements	1460	Lump sum	\$0.00	\$33,695.00	\$33,695.00	\$33,696.00	100%
	Extermination	1460	Lump sum	\$3,900.00	\$10,185.69	\$10,185.69	\$10,185.69	100%
	Mold/Mildew Treatments	1460	Lump sum	\$6,500.00	\$0.00			
	Unit upgrades/kitchen/bdrms	1460	Lump sum	\$20,562.00	\$310.87	\$310.87	\$310.87	
	Vacancy Reduction	1460	Lump sum	\$6,475.00	\$46,798.63	\$46,798.63	\$46,798.63	100%
	Vinyl Siding/Gutters/Leaders	1460	Lump sum	\$30,100.00	\$128,408.32	\$128,408.32	\$109,802.32	86%
	Heating System	1465.1	1 bldg	\$0.00	\$1,873.00	\$1,873.00	\$1,873.20	100%
	Stoves/Fridges	1465.1	Lump sum	\$6,500.00	\$6,471.00	\$6,471.00	\$6,471.00	100%
	Vehicles/Non dwelling equipment	1475	Lump sum	\$0.00	\$0.00			
		Totals		3,939,790.00	4,056,187.00	4,056,187.00	3,708,214.82	

Part III: Implementation Schedule

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Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

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Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50105 Replacement Housing Factor Grant No:					Federal FY of Grant	2005
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Operations	1406	Lump sum	440,110.00	440,110.00	440,110.00	440,110.00	100%
BHA Wide	Energy Audit/Improvements	1408	Lump sum	25,000.00	2,819.36	2,819.36	1,865.96	66%
BHA Wide	Inventory Control	1408	Lump sum	50,000.00	0.00	0.00	0.00	
BHA Wide	Resident Programs	1408	Lump sum	0.00	813.25	813.25	813.25	100%
BHA Wide	504 Compliance	1408	Lump sum	0.00	1,150.00	1,150.00	1,150.00	100%
BHA Wide	Training	1408	Lump sum	50,000.00	55,065.63	55,065.63	32,287.52	59%
BHA Wide	Vacancy Reduction	1408	Lump sum	35,000.00	84,210.54	84,210.54	67,663.40	80%
Central Office	Management Improvements	1408	Lump sum	720,221.00	698,328.83	698,328.83	698,328.83	100%
BHA Wide	Administration	1410	Lump sum	440,110.00	425,989.96	425,989.96	425,989.96	100%
BHA Wide	A & E Fees	1430	Lump sum	440,110.00	369,473.19	369,473.19	347,838.15	94%
TBD	Acquisition	1440	Lump sum	25,000.00	0.00	0.00	0.00	
BHA Wide	Fencing	1450	Lump sum	25,000.00	10,220.85	10,220.85	10,220.85	100%
BHA Wide	Gutters/Leaders	1450	Lump sum	15,000.00	15,000.00	15,000.00	15,000.00	100%
BHA Wide	Landscaping/Grounds Improvements	1450	Lump sum	36,000.00	88,842.00	88,842.00	88,842.00	100%
BHA Wide	Security System Upgrade	1450	Lump sum	25,000.00	2,450.00	2,450.00	2,450.00	100%
CT26-P001-002	Sidewalks/Parking	1450	Lump sum	100,000.00	8,883.75	8,883.75	8,883.75	100%
CT26-P001-005	Playground/Grounds Improvements	1450	Lump sum	10,000.00	57,611.69	57,611.69	57,611.69	100%
CT26-P001-005	Roof Shingles	1450	Lump sum	20,000.00	17,905.00	17,905.00	17,905.00	100%
CT26-P001-006	Landscaping/Grounds Improvements	1450	Lump sum	0.00	19,325.34	19,325.34	19,325.34	100%
CT26-P001-007	Landscaping/Grounds Improvements	1450	Lump sum	0.00	17,436.00	17,436.00	17,436.00	100%
CT26-P001-044 & 045	Sidewalks/Parking/Grounds Improvements	1450	Lump sum	10,000.00	37,271.97	37,271.97	37,271.97	100%
Scattered Sites	Lighting	1450	Lump sum	5,000.00	0.00	0.00	0.00	
Scattered Sites	Sidewalks/Parking	1450	Lump sum	20,000.00	67,273.45	67,273.45	67,273.45	100%
Scattered Sites	Walkway	1450	Lump sum	50,000.00	54,060.86	54,060.86	15,858.00	29%
BHA Wide	504 Compliance	1460	Lump sum	75,000.00	24,388.04	24,388.04	24,388.04	100%
BHA Wide	Appliances	1460	Lump sum	0.00	1,729.00	1,729.00	1,729.00	100%
BHA Wide	Asbestos Removal	1460	Lump sum	0.00	4,930.00	4,930.00	4,930.00	100%
BHA Wide	Electrical Replacements	1460	Lump sum	0.00	14,041.89	14,041.89	14,041.89	100%
BHA Wide	Kitchen Cabinets/Countertop/Bath	1460	Lump sum	0.00	7,143.01	7,143.01	7,143.01	100%
BHA Wide	Mold/Mildew Remediation	1460	Lump sum	0.00	3,750.00	3,750.00	3,750.00	100%
BHA Wide	Unit upgrades	1460	Lump sum	0.00	5,505.00	5,505.00	0.00	0%
BHA Wide	Facility Improvements	1460	Lump sum	0.00	62,618.98	62,618.98	62,618.98	100%
BHA Wide	Skilled Labor	1460	Lump sum	0.00	72,127.16	72,127.16	72,127.16	100%
BHA Wide	Vacancy Reduction	1460	Lump sum	0.00	298,882.39	298,882.39	298,882.39	100%
CT26-P001-002	Electrical Enclosure	1460	10 bldgs	0.00	24,000.00	24,000.00	24,000.00	100%
CT26-P001-002	Roof Replacement	1460	4 bldgs	200,000.00	265,085.91	265,085.91	264,968.09	100%
CT26-P001-002	Unit upgrades	1460	Lump sum	0.00	752.35	752.35	752.35	100%
CT26-P001-005	Stairs	1460	Lump sum	508,556.00	77,513.91	77,513.91	77,513.91	100%

CT26-P001-006	Roof Replacement	1460	Lump sum	0.00	9,000.00	9,000.00	5,298.44	59%
CT26-P001-006	Stairs	1460	Lump sum	0.00	37,040.00	37,040.00	37,040.00	100%
CT26-P001-006	Vacancy Reduction	1460	Lump sum	0.00	37,089.70	37,089.70	13,008.54	35%
CT26-P001-007, 08, 010	Screen doors	1460	Lump sum	0.00	4,296.64	4,296.64	4,296.64	100%
CT26-P001-007, 08, 010	Windbreaker	1460	Lump sum	1,000.00	0.00	0.00	0.00	
CT26-P001-044 & 045	Bathroom upgrades	1460	Lump sum	10,000.00	0.00	0.00	0.00	
CT26-P001-044 & 045	Pipe Insulation	1460	Lump sum	10,000.00	0.00	0.00	0.00	
CT26-P001-044 & 045	Roof Replacement	1460	Lump sum	0.00	3,500.00	3,500.00	3,500.00	100%
CT26-P001-044 & 045	Vinyl Siding/Gutters/Leaders	1460	Lump sum	82,000.00	80,262.55	80,262.55	80,262.55	100%
Scattered Sites	Fire Damage	1460	1 building	0.00	3,059.77	3,059.77	3,059.77	100%
Scattered Sites	Roof Replacement	1460	Lump sum	0.00	3,400.00	3,400.00	3,400.00	100%
Scattered Sites	Vinyl Siding/Gutters/Leaders	1460	Lump sum	493,000.00	234,098.14	234,098.14	234,098.14	100%
Scattered Sites	Walkway	1460	1 building	0.00	32,298.04	32,298.04		0%
Scattered Sites	Windows/Doors/Insulation	1460	Lump sum	10,000.00	5,900.00	5,900.00	5,900.00	100%
BHA Wide	Elevator Upgrades	1465.1	Lump sum	0.00	14,484.48	14,484.48	14,484.48	100%
BHA Wide	Garbage Systems	1465.1	Lump sum	20,000.00	0.00	0.00	0.00	
BHA Wide	Unit upgrades	1465.1	Lump sum	0.00	10,026.37	10,026.37	10,026.37	
BHA Wide	Heating System Upgrade	1465.1	Lump sum	0.00	23,060.22	23,060.22	23,060.22	100%
BHA Wide	Skilled Labor	1465.1	Lump sum	0.00	39,467.72	39,467.72	39,467.72	
BHA Wide	Refrigerators	1465.1	Lump sum	0.00	9,907.42	9,907.42	9,907.42	100%
CT26-P001-006	Heating System Upgrade	1465.1	Lump sum	0.00	10,165.52	10,165.52	10,165.52	100%
CT26-P001-006	Elevator Upgrades	1465.1	Lump sum	0.00	103,015.18	103,015.18	103,015.18	100%
CT26-P001-007	Antenna System	1465.1	Lump sum	0.00	1,289.00	1,289.00	1,289.00	100%
CT26-P001-007	Fire escape systems	1465.1	Lump sum	0.00	3,942.00	3,942.00	3,942.00	100%
CT26-P001-007	Heating System Upgrade	1465.1	Lump sum	0.00	2,260.00	2,260.00	2,260.00	100%
CT26-P001-009	Elevator Upgrades	1465.1	Lump sum	100,000.00	1,808.36	1,808.36	1,808.36	
CT26-P001-009	Fire escape systems	1465.1	Lump sum	0.00	26,780.00	26,780.00	26,780.00	100%
CT26-P001-009	Heating System Upgrade	1465.1	Lump sum	25,000.00	7,223.74	7,223.74	7,223.74	100%
CT26-P001-044 & 045	Elevator Upgrades	1465.1	Lump sum	150,000.00	12,592.37	12,592.37	12,592.37	100%
CT26-P001-044 & 045	Heating System Upgrade	1465.1	Lump sum	0.00	23,693.77	23,693.77	23,693.77	100%
Scattered Sites	Electrical system	1465.1	1 building	0.00	10,789.69	10,789.69	0.00	0%
Scattered Sites	Elevator Upgrades	1465.1	Lump sum	0.00	6,351.43	6,351.43	6,351.43	100%
Scattered Sites	Building systems	1465.1	Lump sum	0.00	123,678.92	123,678.92	123,678.92	100%
Scattered Sites	Heating System Upgrade	1465.1	1 building	0.00	65,715.96	65,715.96	65,715.96	100%
Administration	Construction	1470	1	25,000.00	0.00	0.00	0.00	
BHA Wide	504 Compliance	1470	Lump sum	75,000.00	0.00	0.00	0.00	
BHA Wide	Facility Improvements	1470	Lump sum	0.00	47,917.33	47,917.33	47,917.33	100%
CT26-P001-005	Gary Crooks Facility Improvements	1470	Lump sum	5,000.00	0.00	0.00	0.00	
BHA Wide	Technology Upgrades	1475	Lump sum	42,659.00	39,659.37	39,659.37	39,659.37	100%
BHA Wide	Vehicles	1475	Lump sum	17,341.00	21,794.00	21,794.00	21,794.00	100%
BHA Wide	Relocation	1495.1	Lump sum	10,000.00	8,830.00	8,830.00	8,830.00	100%
		Total		4,401,107.00	4,401,107.00	4,401,107.00	4,224,497.18	

Part III: Implementation Schedule

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Annual Statement/Performance Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						
Part I: Summary						
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50104 Replacement Housing Factor Grant No:			Federal FY of Grant 2004	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4/30/2008		<input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no.) Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	747,989.00	438,140.82	438,140.82	438,140.82	
3	1408 Management Improvements	898,442.00	892,075.87	892,075.87	892,075.87	
4	1410 Administration	475,836.00	440,548.78	440,548.78	440,548.78	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	438,140.00	376,117.02	376,117.02	374,785.24	
8	1440 Site Acquisition					
9	1450 Site Improvements	660,000.00	613,575.97	613,575.97	613,575.97	
10	1460 Dwelling Structures	796,000.00	1,137,858.45	1,137,858.45	1,137,858.45	
11	1465.1 Dwelling Equipment - Nonexpendable	155,000.00	385,067.66	385,067.66	385,067.66	
12	1470 Non Dwelling Structures	150,000.00	98,022.43	98,022.43	98,022.43	
13	1475 Non Dwelling Equipment					
14	1485 Demolition	60,000.00	0.00	0.00	0.00	
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of line 2-20)	4,381,407.00	4,381,407.00	4,381,407.00	4,380,075.22	
22	Amount of Line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance	55,000.00	10,060.00	10,060.00	10,060.00	
24	Amount of Line 21 Related to Security - Soft Costs	165,277.00	855,324.00	855,324.00	855,324.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	21,089.87	21,089.87	21,089.87	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	446,806.58	446,806.58	446,806.58	

Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50104 Replacement Housing Factor Grant No:					Federal FY 2004 of Grant	
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
BHA Wide	Operations	1406	Lump sum	747,989.00	438,140.82	438,140.82	438,140.82	100%
BHA Wide	Management Improvements	1408	Lump sum	0.00	234,836.87	234,836.87	234,836.87	100%
BHA Wide	Security	1408	Lump sum	898,442.00	583,824.00	583,824.00	583,824.00	100%
BHA Wide	Vacancy Reduction	1408	Lump sum	0.00	73,415.00	73,415.00	73,415.00	100%
BHA Wide	Administration	1410	Lump sum	475,836.00	440,548.78	440,548.78	440,548.78	100%
BHA Wide	A & E Fees	1430	Lump sum	438,140.00	376,117.02	376,117.02	374,785.24	100%
CT26-P001-002	Landscaping	1450	Lump sum	0.00	13,123.42	13,123.42	13,123.42	100%
CT26-P001-002	Playground upgrade	1450	Lump sum	150,000.00	0.00	0.00	0.00	-
CT26-P001-005	Playground	1450	Lump sum	0.00	0.00	0.00	0.00	-
CT26-P001-005	Sidewalks/Parking	1450	Lump sum	45,000.00	0.00	0.00	0.00	-
CT26-P001-005	Landscaping	1450	Lump sum	0.00	0.00	0.00	0.00	-
CT26-P001-005	Stair repairs	1450	3 bldgs	0.00	1,791.58	1,791.58	1,791.58	100%
CT26-P001-006	Landscaping & sidewalks	1450	Lump sum	15,000.00	38,840.40	38,840.40	38,840.40	100%
CT26-P001-006	Elevator Repairs	1450	5 bldgs	0.00	10,971.09	10,971.09	10,971.09	100%
CT26-P001-006	Fire Alarm system	1450	5 bldgs	0.00	401,865.51	401,865.51	401,865.51	100%
CT26-P001-006	Stair repairs	1450	5 bldgs	0.00	1,063.00	1,063.00	1,063.00	100%
CT26-P001-007	Landscaping & sidewalks	1450	Lump sum	25,000.00	0.00	0.00	0.00	-
CT26-P001-009	Canopy	1450	Lump sum	25,000.00	0.00	0.00	0.00	-
CT26-P001-009	Landscaping & sidewalks	1450	Lump sum	145,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Landscaping & sidewalks	1450	Lump sum	70,000.00	119,317.42	119,317.42	119,317.42	100%
Scattered Sites	Sidewalks/Parking	1450	Lump sum	185,000.00	0.00	0.00	0.00	-
Scattered Sites	Landscaping	1450	Lump sum	0.00	5,174.00	5,174.00	5,174.00	100%
Scattered Sites	Hot water heaters	1450	Lump sum	0.00	21,429.55	21,429.55	21,429.55	100%
CT26-P001-002	Heat system upgrade emergency	1460	Lump sum	0.00	5,104.62	5,104.62	5,104.62	100%
CT26-P001-002	Unit improvements	1460	Lump sum	0.00	7,500.00	7,500.00	7,500.00	100%
CT26-P001-005	Kitchen cabinets/countertops	1460	Lump sum	0.00	0.00	0.00	0.00	
CT26-P001-005	Unit improvements	1460	Lump sum	100,000.00	105,344.00	105,344.00	105,344.00	100%
CT26-P001-006	Fire Alarm system	1460	5 bldgs	0.00	280,291.81	280,291.81	280,291.81	100%
CT26-P001-006	Elevator Repairs	1460	Lump sum	0.00	26,088.24	26,088.24	26,088.24	100%
CT26-P001-006	Heat system upgrade emergency	1460	54 units	0.00	5,677.57	5,677.57	5,677.57	100%
CT26-P001-006	Exterior door replacement	1460	15	36,000.00	35,700.00	35,700.00	35,700.00	100%
CT26-P001-006	Unit improvements	1460	Lump sum	174,000.00	23,701.02	23,701.02	23,701.02	100%
CT26-P001-006	Roof replacement	1460	Lump sum	0.00	0.00	0.00	0.00	
CT26-P001-006	Kitchen cabinets/countertops	1460	Lump sum	0.00	0.00	0.00	0.00	
CT26-P001-006	Stair repairs	1460	Lump sum	0.00	1,785.00	1,785.00	1,785.00	100%
CT26-P001-007	Screen doors force account	1460	248 units	28,500.00	0.00	0.00	0.00	-
CT26-P001-010	Painting	1460	1 unit	0.00	900.00	900.00	900.00	100%
CT26-P001-007	Hot water tanks	1460	1	0.00	22,955.03	22,955.03	22,955.03	100%

CT26-P001-007	504 compliance	1460	Lump sum	30,000.00	0.00	0.00	0.00	-
CT26-P001-008	Roof replacement	1460	5 bldgs	51,500.00	66,100.00	66,100.00	66,100.00	100%
CT26-P001-009	Unit improvements/kitchen cabinets	1460	25 units	30,000.00	4,525.00	4,525.00	4,525.00	100%
CT26-P001-044 & 045	Unit improvements	1460	Lump sum	81,000.00	18,740.00	18,740.00	18,740.00	100%
CT26-P001-044 & 045	Roof replacement	1460	1 bldg	0.00	93,522.69	93,522.69	93,522.69	100%
CT26-P001-044 & 045	Kitchen cabinets/countertops	1460	Lump sum	0.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Bldg 11 common area improvements	1460	Lump sum	0.00	490.88	490.88	490.88	100%
Scattered Sites	Boston Commons Interior Lights	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	Painting	1460	1 bldg	0.00	870.00	870.00	870.00	100%
Scattered Sites	Roof replacement	1460	Lump sum	0.00	114,588.44	114,588.44	114,588.44	100%
Scattered Sites	Storm Doors	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	hewitt street bathroom upgrades	1460	Lump sum	265,000.00	13,264.00	13,264.00	13,264.00	100%
Scattered Sites	tudor hill walkway	1460	Lump sum	0.00	0.00	0.00	0.00	
Scattered Sites	Unit improvements	1460	Lump sum	0.00	22,357.50	22,357.50	22,357.50	100%
Scattered Sites	Vinyl siding	1460	Lump sum	0.00	0.00	0.00	0.00	-
Scattered Sites	Window Replacement	1460	Lump sum	0.00	27,779.60	27,779.60	27,779.60	100%
Scattered Sites	Vacancy Reduction	1460	Lump sum	0.00	28,317.50	28,317.50	28,317.50	100%
Scattered Sites	Gutters/Leaders	1460	Lump sum	0.00	3,316.00	3,316.00	3,316.00	100%
BHA Wide	504 compliance	1460	Lump sum	0.00	10,060.00	10,060.00	10,060.00	100%
BHA Wide	Roof replacement	1460	Lump sum	0.00	13,792.05	13,792.05	13,792.05	100%
BHA Wide	Security	1460	Lump sum	0.00	8,048.99	8,048.99	8,048.99	100%
BHA Wide	Vacancy Reduction	1460	Lump sum	0.00	197,038.51	197,038.51	197,038.51	100%
CT26-P001-002	Heat system upgrade emergency	1465	Lump sum	0.00	13,275.64	13,275.64	13,275.64	100%
CT26-P001-006	Elevator Upgrades	1465	5 bldgs	100,000.00	349,536.79	349,536.79	349,536.79	100%
CT26-P001-006	Security	1465	1	0.00	11,300.00	11,300.00	11,300.00	100%
CT26-P001-009	Elevator accessibility/Electrical upgrades	1465	Lump sum	55,000.00	0.00	0.00	0.00	-
CT26-P001-009	Security	1465	Lump sum	0.00	1,250.00	1,250.00	1,250.00	100%
CT26-P001-009	Heat system upgrade emergency	1465	Lump sum	0.00	9,705.23	9,705.23	9,705.23	100%
CT26-P001-000	Warehouse site improvement	1470	3,185 sq ft	10,000.00	0.00	0.00	0.00	-
CT26-P001-000	Gary Crooks Facility Improvements	1470	Lump sum	0.00	5,299.98	5,299.98	5,299.98	100%
CT26-P001-044 & 045	Management bldg roof replacement	1470	1 bldg	0.00	87,024.35	87,024.35	87,024.35	100%
CT26-P001-044 & 045	Fencing and Paint admin building	1470	Lump sum	20,000.00	0.00	0.00	0.00	-
Admin Offices	504 compliance	1470	Lump sum	25,000.00	0.00	0.00	0.00	-
Admin Offices	Improvements and upgrades	1470	Lump sum	95,000.00	5,698.10	5,698.10	5,698.10	100%
CT26-P001-043	Obsolete Garage Demolition	1485	Lump sum	60,000.00	0.00	0.00	0.00	-
		Totals		\$4,381,407.00	\$4,381,407.00	\$4,381,407.00	\$4,380,075.22	

0.00

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Part I: Summary

[illegible]

Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Bridgeport Housing Authority			Grant Type and Number Capital Fund Program Grant No: CT26-P001-50103 Replacement Housing Factor Grant No:				Federal FY of Grant 2003	
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
BHA Wide	Operations	1406	Lump sum	373,469.00	366,853.00	366,853.00	366,853.00	100%
BHA Wide	Management Improvements	1408	Lump sum	732,341.00	732,341.00	732,341.00	732,341.00	100%
BHA Wide	Administration	1410	Lump sum	457,713.00	366,582.00	366,582.00	366,582.00	100%
BHA Wide	A & E Fees	1430	Lump sum	366,582.00	361,227.88	361,227.88	361,227.88	100%
CT26-P001-002	Risk Management/Sidewalks/Accessibility	1450	Lump sum	175,000.00	221,992.51	221,992.51	221,992.51	100%
CT26-P001-002	Playground improvements	1450	Lump sum	0.00	121,285.55	121,285.55	121,285.55	100%
CT26-P001-006	Mailroom and force account	1450	Lump sum	0.00	7,855.14	7,855.14	7,855.14	100%
CT26-P001-009	Asbestos Removal	1450	Lump sum	100,000.00	1,900.00	1,900.00	1,900.00	100%
CT26-P001-044 & 045	Risk Management/Landscaping	1450	Lump sum	30,000.00	0.00	0.00	0.00	0%
CT26-P001-044 & 045	Vinyl siding/gutters/leaders	1450	Lump sum	0.00	181,221.10	181,221.10	181,221.10	100%
CT26-P001-044 & 045	Fencing	1450	Lump sum	0.00	4,768.42	4,768.42	4,768.42	100%
Scattered Sites	Site improvements	1450	Lump sum	50,000.00	850.00	850.00	850.00	100%
CT26-P001-002	Bldg 30 and 31 rehab	1460	2 buildings	0.00	2,840.21	2,840.21	2,840.21	100%
CT26-P001-002	Lead paint abatement/Mold Mildew	1460	5 units	55,000.00	0.00	0.00	0.00	-
CT26-P001-005	Door replacement & force account	1460	60 doors	0.00	4,077.00	4,077.00	4,077.00	100%
CT26-P001-005	Extermination	1460	3 bldgs	0.00	0.00			
CT26-P001-005	Stair repairs/replacement	1460	Lump sum	383,278.00	223,487.00	223,487.00	223,487.00	100%
CT26-P001-006	Stair repairs/Elevator	1460	1 bldg	25,000.00				100%
CT26-P001-006	Fire doors - Interior	1460	5 bldgs	0.00	109,889.45	109,889.45	109,889.45	100%
CT26-P001-006	Security system upgrades	1460	1 unit	0.00	4,405.00	4,405.00	4,405.00	100%
CT26-P001-006	Window replacement & force account	1460	Lump sum	0.00	19,939.75	19,939.75	19,939.75	100%
CT26-P001-007, 008 & 010	Screen door replacement	1460	248 units	0.00	1,539.42	1,539.42	1,539.42	100%
CT26-P001-009	Convert bathrooms for handicap access	1460	6 units	50,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Dwelling unit improvements	1460	Lump sum	185,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Vinyl siding/gutters/leaders	1460	Lump sum	0.00	43,500.97	43,500.97	43,500.97	100%
Scattered Sites	Dwelling improvements	1460	Lump sum	215,000.00	0.00	0.00	0.00	-
Scattered Sites	Brick repointing	1460	1 bldg	0.00	98,686.10	98,686.10	98,686.10	100%
Scattered Sites	Gutters/Leaders	1460	Lump sum	0.00	14,820.00	14,820.00	14,820.00	100%
CT26-P001-006	Fire alarm	1465	Lump sum	130,000.00	0.00	0.00	0.00	-
CT26-P001-009	Elevator accessibility/Garbage lift	1465	Lump sum	45,000.00	0.00	0.00	0.00	-
CT26-P001-009	Heating system upgrade	1465	80 units	18,253.00	23,794.91	23,794.91	23,794.91	100%
CT26-P001-044 & 045	Heat system upgrade/Security	1465	Lump sum	65,000.00	0.00	0.00	0.00	-
CT26-P001-044 & 045	Heat system upgrade	1465	1 boiler	0.00	49,796.59	49,796.59	49,796.59	100%
CT26-P001-044 & 045	Admin Bldg roof replacement	1470	Lump sum	50,000.00	0.00	0.00	0.00	-
Admin Offices	150 Highland Avenue Bldg upgrade	1470	Lump sum	159,192.00	0.00	0.00	0.00	-

Scattered Sites	Obsolete garage demolition	1485	2	0.00	14,675.00	14,675.00	14,675.00	100%
CT26-P001-006	Replacement Reserve for elevator upgrades	1490	5 elevators	0.00	687,500.00	687,500.00	687,500.00	100%
		Totals		3,665,828.00	3,665,828.00	3,665,828.00	3,665,828.00	

Part III: Implementation Schedule

[illegible]

Part I: Summary

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Annual Statement/Performance Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Bridgeport Housing Authority		Grant Type and Number Capital Fund Program Grant No: CT26-P001-50203 Replacement Housing Factor Grant No:					Federal FY 2003 of Grant	
Development Number Name/HA-Wide Activities	General Description of Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
BHA Wide	Operations	1406	Lump sum					
BHA Wide	Management Improvements	1408	Lump sum	165,277.00	165,092.62	165,092.62	165,092.62	100%
BHA Wide	Administration	1410	Lump sum	82,639.00	82,639.00	82,639.00	82,639.00	100%
BHA Wide	A & E Fees	1430	Lump sum					
CT26-P001-002	Electrical Boxes	1450	11	0.00	20,000.00	20,000.00	20,000.00	100%
CT26-P001-002	Building improvements	1450	1	0.00	5,515.00	5,515.00	5,515.00	100%
CT26-P001-002	Playground improvements	1450	Lump sum	0.00	31,808.45	31,808.45	31,808.45	100%
CT26-P001-006	Heat system	1450	Lump sum	0.00	5,452.20	5,452.20	5,452.20	100%
CT26-P001-007, 008 & 010	Landscaping	1450	Lump sum	0.00	10,000.00	10,000.00	10,000.00	100%
CT26-P001-009	Sliding doors	1450	Lump sum	5,413.48	0.00	0.00	0.00	
CT26-P001-009	Landscaping	1450	Lump sum	0.00	1,700.00	1,700.00	1,700.00	100%
CT26-P001-044 & 045	Security system	1450	Lump sum	4,586.52	0.00	0.00	0.00	
Scattered Sites	Fire doors	1450	Lump sum	0.00	1,839.00	1,839.00	1,839.00	100%
Scattered Sites	Landscaping	1450	Lump sum	0.00	4,530.00	4,530.00	4,530.00	100%
Scattered Sites	Sidewalks	1450	Lump sum	0.00	800.00	800.00	800.00	100%
CT26-P001-005	Unit improvements	1460	Lump sum	0.00	15,535.20	15,535.20	15,535.20	100%
CT26-P001-005	Stairs	1460	Lump sum	513,469.00	27,243.72	27,243.72	27,243.72	100%
CT26-P001-002	Lighting	1460	Lump sum	0.00	4,399.00	4,399.00	4,399.00	100%
CT26-P001-002	Unit improvements	1460	Lump sum	0.00	54,843.45	54,843.45	54,843.45	100%
CT26-P001-006	Elevators	1460	5 buildings	0.00	30,392.73	30,392.73	30,392.73	100%
CT26-P001-006	Exterior door modification	1460	10 doors	0.00	4,992.60	4,992.60	4,992.60	100%
CT26-P001-006	Heat system	1460	Lump sum	0.00	27,262.90	27,262.90	27,262.90	100%
CT26-P001-006	Window replacement	1460	Lump sum	0.00	5,238.00	5,238.00	5,238.00	100%
CT26-P001-006	Vacancy Reduction	1460	Lump sum	0.00	12,120.00	12,120.00	12,120.00	100%
CT26-P001-006	Intercom/Security system upgrade	1460	Lump sum	0.00	27,190.00	27,190.00	27,190.00	100%
CT26-P001-007, 008 & 010	Roof replacement	1460	4 buildings	0.00	1,588.42	1,588.42	1,588.42	100%
CT26-P001-007, 008 & 010	Vacancy Reduction	1460	Lump sum	0.00	2,430.00	2,430.00	2,430.00	100%
CT26-P001-007, 008 & 010	Screen door upgrades	1460	Lump sum	0.00	102,844.20	102,844.20	102,844.20	100%
CT26-P001-009	Kitchen cabinets/Unit improvements	1460	Lump sum	0.00	7,225.00	7,225.00	7,225.00	100%
CT26-P001-009	Lighting	1460	Lump sum	0.00	2,236.80	2,236.80	2,236.80	100%
CT26-P001-009	Heating system	1460	Lump sum	0.00	758.00	758.00	758.00	100%
CT26-P001-009	Vacancy Reduction	1460	Lump sum	0.00	4,000.00	4,000.00	4,000.00	100%
CT26-P001-009	Security system	1460	Lump sum	0.00	950.00	950.00	950.00	100%
CT26-P001-044 & 045	Vinyl siding	1460	Lump sum	0.00	89,383.08	89,383.08	89,383.08	100%
CT26-P001-044 & 045	Kitchen cabinets/Unit improvements	1460	Lump sum	0.00	3,039.00	3,039.00	3,039.00	100%
CT26-P001-044 & 045	Elevators	1460	Lump sum	0.00	355.00	355.00	355.00	100%

CT26-P001-044 & 045	Vacancy Reduction	1460	Lump sum	0.00	7,670.00	7,670.00	7,670.00	100%
CT26-P001-044 & 045	Roof replacement	1460	Lump sum	0.00	2,800.00	2,800.00	2,800.00	100%
Scattered Sites	Gutters/Leaders	1460	Lump sum	0.00	6,449.00	6,449.00	6,449.00	100%
Scattered Sites	Lighting	1460	Lump sum	0.00	1,912.50	1,912.50	1,912.50	100%
Scattered Sites	Kitchen cabinets/Unit improvements	1460	Lump sum	0.00	4,489.20	4,489.20	4,489.20	100%
Scattered Sites	Heating system	1460	Lump sum	0.00	24,505.77	24,505.77	24,505.77	100%
Scattered Sites	Vacancy Reduction	1460	Lump sum	0.00	11,800.00	11,800.00	11,800.00	100%
Scattered Sites	Roofing	1460	Lump sum	0.00	5,210.00	5,210.00	5,210.00	100%
BHA Wide	Vacancy Reduction	1460	Lump sum	0.00	4,776.35	4,776.35	4,776.35	100%
BHA Wide	504 compliance	1460	Lump sum	55,000.00	3,368.81	3,368.81	3,368.81	100%
		Totals		826,385.00	826,385.00	826,385.00	826,385.00	

Part III: Implementation Schedule

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HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

Nicholas Calace, Executive Director
150 Highland Avenue
Bridgeport, CT 06604
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Kathleen Vila, Chairperson
Commissioners
Rev. Sulton Stack, Jr.
Daniel Ford

June 30, 2008

Ms. Carissa Riddle, Program Center Coordinator
U.S. Department of Housing
and Urban Development
Hartford Field Office, Office of Public Housing
One Corporate Center, Suite 19
20 Church Street
Hartford, CT 06103-3220

Dear Ms. Riddle:

RE: RHF Plan for 60 Yaremich Drive

Enclosed is a revised Replacement Housing Factor (RHF) Plan for review by the HUD Hartford Office. This Plan replaces our prior submission and substitutes a new location and a new approach for the timely obligation and expenditure of RHF funds. We have also forwarded a copy to HUD headquarters as requested in the RHF guidance.

This RHF Plan is for the acquisition of up to twelve (12) newly constructed condominiums located on Yaremich Drive off Reservoir Avenue. We anticipate purchase of at least eleven (11) units directly from the builder and are in negotiation with the owner of unit #4. If a deal can be made with the owner of unit #4, the Bridgeport Housing Authority (BHA) will be purchasing the entire "phase" of units with full ownership. The HUD New Development Handbook permits acquisition of condominium units for use as public housing. The handbook does ask a set of questions about a condominium purchase that the BHA will answer as part of New Development Application.

The BHA has executed a Purchase & Sale (P&S) Agreement with the builder and is in the process of completing necessary inspections and due diligence activities required for the submission of a HUD New Development Application Package. As these units were completed and received, their Certificate of Occupancy, prior to execution of the P&S, would be brought into the program as existing units without rehab.

This revised Replacement Housing Factor Plan, which can be described as version #3, has been prepared based on the regulation covering RHF, which is found at 24 CFR 905, and the guidance found in PIH Administrative Notice 2005-22 and also on the HUD website.

This Plan is based on the use of all RHF funds received for the five year period of 2003 to 2007, which we are calling the "old stream", and funding received in 2006 and 2007 as well as the projected RHF for 2008 and 2009, which we are calling the "new stream". Since the acquisition resources identified come from two separate streams of funding and have no statutory or regulatory link (the "new stream" has no connection with the "old stream"), the combination into one "pot" of funds is permissible under HUD regulations and guidance.

In addition to the Plan, we have included a letter from Fannie Mae regarding match. Fannie Mae is currently processing an application from the Bridgeport Housing Authority under its Community Express Loan Program which will provide both bridge and match funds for the acquisition described in the RHF Plan. Since only the "old stream" requires match, the total requirement for match is \$207,062.

We decided to shift the use of RHF from the "Pembroke III" (AKA "Prairie") location to this acquisition given the looming obligation and expenditure deadlines related to the RHF and the fact that internal staffing issues as well as the complexity of preparing a mixed-finance application using LIHTC would not permit an expeditious use of the RHF funds. The P&S was executed on June 17, 2008 which satisfies the obligation deadline.

This acquisition is on a very fast track as can be seen by the required schedule in the RHF Plan. The HUD Hartford Office should anticipate that a New Development Application sufficient for complete approval as an acquisition of existing units will be submitted by the end of July if not sooner.

The enclosed RHF Plan lays out a revised project schedule. We need to emphasize that if approval of this RHF Plan is delayed too long, our ability to submit a LIHTC Application in February 2009 becomes problematic. If we miss the February deadline (or submit a non-competitive application), the next LIHTC round in Connecticut is in early 2010.

In terms of the item concerning the status of our Housing Agency Plan approvals and CFP obligation & expenditure deadlines for 1998 to 2007, a review of the HUD website for Housing Agency Plans shows all Housing Agency Plans as approved.

Can your office review the status of the "old stream" RHF grants with HUD HQ as soon as possible? As can be seen from the schedule in the RHF Plan, the BHA and the builder could be ready as soon as mid - August for a closing on the transaction. In fact, we would anticipate that within a week of HUD approval of a New Development Application, the BHA would be able to complete the sale and fully expend the RHF funds identified in the RHF Plan.

If you or your staff has any questions, please do not hesitate to contact us as soon as possible. Time is of the essence at our end to both properly expend the RHF and to close this transaction with the seller (assuming that no unforeseen issues arise).

Sincerely,

HOUSING AUTHORITY OF
THE CITY OF BRIDGEPORT



Nicholas Calace
Executive Director

NC:NH:lj

Enclosures

cc: Toni McGant, HUD ✓
Peter Hance, BHA ✓
Andrew Daniels, MAPPLAN ✓

Bridgeport Housing Authority: Replacement Housing Factor (RHF) Development Program (Revision #3, Yaremich)

A. Background

In a letter dated, March 30, 2001, the Bridgeport Housing Authority (BHA) submitted a "proposal" for use of its second five-year increment of Replacement Factor. That proposal called for the acquisition and rehabilitation of eight (8) units in four (4) structures, which were, in fact, never acquired.

This submission is the third revision to that original proposal, and represents a major change in approach by the BHA.

The second and current iteration reviewed by the HUD Hartford Office was for a mixed-finance transaction on a parcel of land labeled the "Prairie". It has become increasingly evident that timing issues for implementation of a mixed-finance transaction were not going to work with the HUD's timing requirement for the BHA to obligate and expend the available RHF funds.

The BHA has identified an existing recently constructed small condominium project within close proximity to its Trumbull Gardens public housing development that can be acquired for an overall cost below the applicable HUD TDC limits. This new Plan is a replacement for the two previous proposals. It represents a transaction that can be completed within 45 days contingent on HUD approval of the units to be placed under an Annual Contributions Contract (ACC).

This request is to approve purchase of all twelve (12)-condominium units using RHF funding. These is a transaction that can occur quickly because the units are newly complete and ready for initial occupancy and, with the exception of one unit, are currently vacant. The ownership structure is a condominium. The BHA entered into a Purchase & Sale Agreement on June 17, 2008 for eleven of the twelve units with the builder and is negotiating a purchase with the owner of the twelfth and only occupied unit.

This revised Replacement Housing Factor Plan has been prepared based on the regulation covering RHF, which is found at 24 CFR 905, and guidance found in PIH Administrative Notice 2005-22. This program is based on the use of all RHF funds received or projected for the five-year period of 2003 to 2007 which is a second five-year, which we are calling the "old stream" and four years of the RHF funding for 2006 to 2010, which is from the front end of a new stream of RHF funding. The "old stream" is subject to match and the "new stream" is not. Furthermore as the "new stream" has no relationship to the "old stream" in terms of the underlying unit loss; the two "pots" of RHF can be combined in one transaction.

The BHA is current on all obligation and expenditure deadlines for all open grants, has an approved Five Year Plan that was included in its most recent Housing Agency Plan as well as ALL prior Housing Agency Plans being approved.

B. RHF Funding History & Projections

Detailed below are the Increment funds received for the period 2003 until 2007 ("old stream") and the Increment received & projected for the period 2006 until 2009 ("new stream")

Year	Amount	Status	Comment
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"Old Stream"

2003	\$ 93,281	Available	Currently Locked in LOCCS
2004	\$ 109,156	Available	Currently Locked in LOCCS
2005	\$ 223,212	Available	Currently Locked in LOCCS
2006	\$ 106,734	Available	Currently Locked in LOCCS
2007	\$ 88, 802	Available	
Sub-total 2 nd Five Year of RHF ("old steam")	\$ 621,185		Only the "old stream", as the second five years has a match requirement. The 25% minimum match requirement is \$ 207,062

"New Stream"

2006	\$ 439,007	Available	
2007	\$ 408,859	Available	
2008	\$ 400,000	Projected	
2009	\$ 400,000	Projected	
2010	N/A	N/A	2010 is the 5 th and final year of the "new stream". The BHA is not projecting use of these funds for the Yarmich Acquisition. Funds from 2009 not required for this acquisition and 2010 funds will be used on another acquisition under a different RHF Plan.
Sub-total 1 st Five Year of RHF ("new stream")	\$1,647,866	Estimated	
Total RHF Available	2,269,051	Estimated	When the required match is added to the total RHF available, there is up to \$2,476,113 for acquisition.

C. Description of Development Project

The site is located at 60 Yaremich Drive, Bridgeport, Connecticut.

The parcel is identified in the Bridgeport Assessor's office as Map ID: 2778/62D.

The Site encompasses approximately 0.95-acres and is currently improved with one (1) wood-framed 12-unit condominium building.

According to City Assessor records, the Site is primarily located within an office/retail Neighborhood zone (OR-N).

This development consists of ten (10) **townhouse** unit and two (2) flats of which one has been constructed as a wheelchair accessible unit.

Project amenities

1. Central Air Conditioning
2. In unit Washer/Dryer
3. Disposals & Dishwashers
4. Garages

There are no community spaces or amenities other than onsite parking.

NO CONSTRUCTION OR REHAB IS REQUIRED.

D. Zoning Issues

The site is currently Zoned OR-N. No zoning variances are required.

E. Acquisition Budget

The BHA is looking to acquire up to twelve (12) existing units.

Eleven of the twelve condominium units are owned by the builder and the Authority has entered into a Purchase & Sale Agreement (P&S) for these units. The Authority is in negotiation to purchase the twelfth unit from its owner and anticipates that any New Development Application would include the twelfth unit if the owner were willing to sell at an acceptable price. If not, the BHA will proceed with the acquisition of the eleven units. **THE INFORMATION PROVIDED BELOW ASSUMES THAT ALL TWELVE UNITS WILL BE PURCHASED.**

Sources

RHF Available at Closing (August 2008)	\$ 1,469,051 (grant)
Fannie Mae Community Express (match)	\$ 207,062 (non-recourse)
Fannie Mae Community Express (gap financing)	\$ 800,000 (non-recourse)
RHF from "new stream" 2008 & 2009 to repay gap financing	\$ 800,000 (grant)

Total Estimated Sources **\$ 2,476,113**

Uses

Acquisition	\$ 2,250,000
Soft Costs (Legal and other non A/E fees)	\$ 100,000
Debt Service/Letter of Credit	\$ 75,000
Initial Operating Reserve	\$ 51,113

Total Estimated Uses **\$ 2,476,113**

TDC Calculation for the 12 Public Housing Units

		2007 TDCs	
1 Bed Flats (ACC)	2 units x	\$ 196,692.00	\$ 262,278
3 Bed T-House (ACC)	10 units x	\$ 236,521.00	\$ 2,365,210
		TOTAL\$	\$ 2,627,489

Projected Schedule of RHF Obligation & Expenditure Milestones

Assuming that this acquisition is approvable by HUD for units to be placed under ACC, the all RHF funds from 2003 through 2007 (all open RHF grants) can be expended within 30 days of HUD approval of a New Development Application.

Funds from the open grants (2003- 2007) are already obligated under the Purchase & Sale Agreement but are subject to HUD approval of the New Development Application before they can be expended.

F. Project Schedule

Receive approval of REVISED RHF Plan from HUD	July 2008
Submit New Development Application to HUD (Acquisition)	July 2008
HUD Approval of New Development Application (25 days after submission)	August 2008
Close on Sale	Late August 2008
Date of Final Availability	September 2008
End of initial lease-up period.	December 2008

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50108	Federal FY of Grant: 2008
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☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	43,976			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	395,792			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	439,768			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No: CT26-R001-50107

Federal FY of Grant:

2007

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 1)☒ Performance and Evaluation Report for Period Ending: 05/31/08 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration		40,886	40,886	27,257.28
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	408,859	367,973		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	408,859	408,859	40,886	27,257.28
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY

Grant Type and Number

Capital Fund Program Grant No:

Replacement Housing Factor Grant No: CT26-R001-50207

Federal FY of Grant:

2007

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)☒ Performance and Evaluation Report for Period Ending: 05/31/08 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration		8,880	8,800	5,920.16
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	88,802	79,922		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	88,802	88,802	8,800	5,920.16
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50106		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration		18,931		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		24,969	12,859	12,859
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	426,409	395,107		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	426,409	439,007		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: BRIDGEPORT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50106				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
BHA-Wide	9/30/08			9/30/10	9/30/08			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50206	Federal FY of Grant: 2006
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: 1)
☒ Performance and Evaluation Report for Period Ending: 5/31/08 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration		10,673	0	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	103,671	96,061	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	103,671	106,734	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50206					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
BHA-Wide	9/30/08			9/30/10	9/30/08		Revised plan submitted to HUD on 6/30/08 for review and approval

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50205	Federal FY of Grant: 2005
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 2)
☒ Performance and Evaluation Report for Period Ending: 5/31/08 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	12,000		
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	6,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	109,156	203,212		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	109,156	223,212		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Part III: Implementation Schedule

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Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part I: Summary**

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50204		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	20,000		
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	10,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	88,281	79,156		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	93,281	109,156		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Part II: Supporting Pages

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Part III: Implementation Schedule

PHA Name: BRIDGEPORT HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: CT26-R001-50204				Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
BHA Wide	9/30/06	9/30/08		9/30/07	9/30/08		Revised plan submitted to HUD on 6/30/08 for review and approval

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: BRIDGEPORT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50203		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 5/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	18,000		
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	9,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	88,281	66,281		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	93,281	93,281		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CT26-R001-50203				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
BHA	Management Improvements	1408	Lump Sum	0	18,000			
BHA	A & E/Consultant Service	1430	Lump Sum	5,000	9,000			
CT26-P001	Property Acquisition	1499	1	88,281	66,281			
	TOTAL			93,281	93,281	27,000	0	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

[illegible]

**Resident Advisory Board Meeting
Comments and Questions
January 29, 2008**

SECTION 8

Can an individual go directly to the unit for the project based units to rent? Do you have a list of those units?

Yes. Yes and are shared with applicants.

Are the eligibility requirements the same as regular vouchers?

Yes.

Is it being implemented now?

Yes.

Are the residents being referred to these units?

Yes.

What's the difference between the two?

Project based vouchers stay with unit. Tenant voucher stays with the tenant.

How much rent do they pay?

30% of income

How long is the wait list?

3,000 applicants.

Can they can take the vouchers out of state?

Yes

Is the homeownership for section 8 residents only?

Yes

Is it being implemented now?

It is being planned. The Authority does not have a timeframe as to when this program will be implemented.

Do you help emergency families?

The Authority's Section 8 Administrative Plan does not include preferences for "emergency" families.

If an applicant does not respond, are they taken off the wait list?

Yes.

How long can they stay on the wait list?

Applicants can stay on the wait list as long as the applicant responds to BHA notices to maintain their place on the wait list.

**Resident Advisory Board Meeting
February 13, 2008**

Home visits are no longer a requirement for admissions. Why was that eliminated?

Inspections were limited to Bridgeport only and the landlord verification form vetted out a lot of information already. Also we needed to find efficiencies in admissions as home visits add administrative time and burden. We also discovered that home visits were not always an accurate assessment of the prospective tenant.

Can we transfer a specific tenant out of Harborview?

This is a nuisance issue and there are legal requirements that we must comply with. It is our intention to work with all individuals with all kinds of disabilities.

People are complaining about a specific resident. She should go to a site with a separate entrance.

The Authority is working with a variety of service providers to assist this individual with her needs.

We are looking into a post prisoner (men and women) re-entry program with the sole intent of unifying families. Individuals must go through a vigorous pre-verification process – 3 years completed rehabilitation with documentation and verifications, references from employers, social service agencies, parole boards, etc.

Will there be a panel to review these individuals?

Yes. BHA staff, family re-entry program staff, and justice department representatives. There will be no resident on the panel for privacy purposes.

Would they have to keep a job once they get in?

The individual has to maintain their good standing with the justice department and with the Authority.

What about sex offender situations and one strike? Are they the kind of individuals the BHA is looking to serve?

No. The Authority's policy is for a lifetime prohibition.

What's going on with the disability rights committee?

Meetings have been rescheduled due to staffing changes within the Authority.

I know of a person who got denied reasonable accommodations but I know she's disabled. Why was she not accommodated?

In this particular situation, we did not deny reasonable accommodations. Upon review of the required verification forms, we discovered that the doctor provided too much information within the document. We are trying to work with the doctor to provide a simple answer whether the applicant is disabled or not. The BHA does not want to know what the disability is.

Where are we with the occupancy rate?

It is around 90%. Charles Greene Homes has one of the highest vacancy rates due to the modernization of the elevators. Since the elevators have been completed, the Authority is working diligently to rehab as many units as possible.

Are the 504 retrofit units counted towards the vacancy count?

No. The BHA has taken the unit "offline" for modernization purposes, which is permitted by HUD.

Can screening process involve the resident associations?

No. Confidentiality issues are a concern but orientations would be more appropriate.

Wouldn't it be good to have a meeting before they move in?

The BHA will look into developing the orientation process that will include the Site Manager and resident associations.

Attendance has been an issue also for these meetings. How do we get the household to attend an orientation meeting?

It must be an expectation by the BHA that the household attend this meeting. If they do not attend a particular scheduled meeting, they should attend a subsequent meeting.

I know somebody who's been living in a hotel and need an apartment now! Why can't we house them?

The wait list is processed through date and time. There are no preferences for any "extenuating circumstances" as all applicants are under an extenuating circumstance.

I thought the BHA was going to do site based wait list?

Site based wait list is still in the plans but the BHA requires much planning with its software system and to establish a process that makes sense.

Do former Pequonnock residents still have first option on the replacement units?

Yes and they are coordinated with the developer and CT Legal Services.

Is there a ratio as to how you offer transfers vs. new admissions?

There is no hard policy or procedure in place but we make every effort to house 2-3 new admissions before we consider 1 request for a transfer.

How do you determine who gets transferred first?

Date and time

What's happening with our utility allowances? The electric rates have gone up very high.

The Authority is revising its utility allowances and is subject to Board review and approval at the next meeting. The allowance will go up but it's important to note that once HUD approves our energy performance contract, the utility allowances will go down to reflect the energy savings the household will experience due to the conservation measure. The most visible measure is the supply of new energy efficient refrigerators.

Flat rents will be revised – new study is needed.

Are applicants being informed during admissions process about the pet policy? Is it being revised.

Yes. No.

Can we have this meeting quarterly or monthly? This was the best meeting yet.

The Authority will be meeting with the residents monthly.

Why are units not being fixed in a timely manner?

The BHA's average response time to on-call requests for repairs is 5 days. We are required to respond within 24 hours for emergency calls. But, it is our priority to conduct preventative maintenance to minimize on-call requests.

I'm happy with the site manager at PT – she really cares about the site.

What is the Manager's job?

The Asset Manager's functions encompass the daily operations of the site; from addressing tenant related issues and eviction proceedings to reminding residents to pay rent; from supervising employees and ensuring that work is done completely in a timely manner to procuring services when internal staff cannot perform the work.

I have a problem with work orders? Answering service always picks up. And when they come out, they don't do the job right. And I haven't signed the work order when they get done, I used to sign off on it.

The Authority will investigate your concern.

People don't care about PT because BHA is talking about selling PT.

The Authority has not indicated in its agency plan any disposition plans for PT Barnum apartments. There have been no discussions internally of such moves. Any "talk" of selling PT is not generated by the BHA.

Resident Advisory Board Meeting

March 20, 2008

Where are the Pequonnock units?

The City is replacing 60 units throughout the City of Bridgeport. Most of the units so far are single to four family units. We anticipate the completion of these units by the 2nd quarter of 2009.

There are about 3 buildings at PT that's in bad shape and there's a bunch at Marina.

The BHA recognizes that conditions at Marina Village and has been exploring HOPE VI as a means to revitalize the neighborhood. As for PT, the BHA believes that the physical condition of the site is sound and does not require revitalization. We believe much of the conditions are tenant related damages and a high vacancy rate.

What do you intend to do with the units that are shut down at Marina Village?

It's very early in the process but we would implement a rolling phase approach to relocating residents, closing buildings then demolishing them. The timelines will be based on our ability to build new units elsewhere to serve as replacement for Marina. We will not relocate any household until these replacement units are built first and relocations options have been planned.

Are you going to build on site?

Yes.

In the end, Marina is being taken down, are you going to re-build everything on that site?

Yes, but not all of it will be public housing. We also foresee the old Father Panik Village site as "sponge" for the replacement plans.

How many units do you have now? And how many will you end up with?

405. But we're very early in the process. In the end, it is our intention to maintain 405 units of public housing scattered throughout the City, specifically as replacement housing for Marina Village residents. Due to the exploration of other funding sources, we foresee a potential of more units beyond the 405.

People that are in there now will appreciate the upgrade

What's happening at Trumbull?

The City is reviewing the feasibility of taking a number of properties in the North End to make room for a new high school. One of the properties they are considering is Trumbull Gardens. The potential loss from this disposition could be as much as 205 units. The BHA has not agreed to any disposition. We will provide more information as we get more details from the City.

It makes sense to me to sell completed Father Panik Village replacement units that are bad and build units that are efficient and more manageable for residents.

About a year ago, I remember House Speaker, James Amann speak to Representative Ed Gomes about a bill that will provide relief on utility bills for low income households but I haven't heard or read anything since. Have you?

The BHA will follow up with Mr. Amann and Mr. Gomes. We will inform the residents of their progress.

What's happening at Harborview?

Energy conservation measures will be implemented. And the upgrade of the front entrance is scheduled for this summer.

It's hot at Harborview.

It is one of the reasons the BHA must upgrade the heating units at Harborview Towers.

What involvement do disabled people have in the 504 requirements?

The BHA established the disability rights office wherein we ascertain the disability needs of all the residents we serve. Through reasonable accommodation requests and the retrofit of existing ADA units into fully compliant UFAS units along with the planned site and common area improvements, we are responding to the needs of the disabled population.

The Kennedy School close to Fireside helps us out and we help them out.**Was Stop and Shop something you're talking about in terms of the BHA being more entrepreneurial?**

Conceptually yes but also to consider mixed income housing developments. Park City is an example wherein we engaged a developer to build out the units. A different funding source was gained and developer's fees are eligible expenses. We would reimburse the Authority for its time and effort with this fund.

How successful has BHA's previous homeownership been?

The BHA's experience has been limited to Pembroke Green.

Marina Village Resident Meeting

May 20, 2008

Are you demolishing all the units including the newer section?

The Authority has not made any decisions on which buildings are going to be demolished. The BHA will work with the residents and the community to determine the best use of the site. A master planning process will be conducted to ensure that we get comments from residents and the community.

What section are you going to demolish first? Can I go first?

The Authority has not made any decisions on which buildings are going to be demolished. The BHA will work with the residents and the community to determine the best use of the site. A master planning process will be conducted to ensure that we get comments from residents and the community.

Can we get Section 8? Can I go anywhere with it?

The Authority will provide as many relocation options as possible. If and when Section 8 vouchers are made available, the vouchers may be ported anywhere in the country.

What are you doing to the vacant buildings in the meantime?

There are no immediate plans for the vacant buildings.

Where are we going to go?

The Authority will provide as many relocation options as possible. We will work with the residents to define the options.

What are our rights to return to the new units?

It is premature at this point to ascertain the rights to return but we will work with the residents to establish a clear policy and procedure.

What kind of units are going to be built?

We would build out mixed-income housing.

Where would you build other units?

We would develop throughout the City of Bridgeport.

I know that we won't be allowed to return to the new units because that's what happened in Stamford. I know people who were not allowed to return.

Given the nature of a mixed-income housing complex, not all residents can return to their previous unit. As stated before, we will work with the residents to develop and implement a clear policy and procedure as to who and how one can return to the new complex.

There are a lot of rats and mice in the area. There will be a big problem when you start demolishing buildings.

I don't want people entering my unit to exterminate.

It is imperative that the BHA and its contractor gain access to the unit. The purpose of the pest management program is to exterminate all units. Pests tend to go to units that do not get the treatment and then continue infesting the units that just got treated. A fine will be assessed if you do not permit the BHA access to the unit.

The BHA should exterminate the basement areas then enclose it.

The BHA will look into this.

Rats/mice are coming up the pipes from the basement.

Under the pest management contract, the contractor shall use copper mesh to plug up holes. However, we require the assistance of the tenant to point out the areas to the contractor.

Why can't you use a stronger product to exterminate rats and mice.

The use of pesticides is governed by state and federal laws.

I can hear rats/mice running around inside the building walls.

We urge you to contact the Site Manager and/or work order number. This infestation is covered under the pest management program.

When are we getting new fridges?

We are waiting for the energy performance contract to be approved. We anticipate the delivery of the fridges sometime in September-October

What happens if I'm on a project based unit and I want to transfer, do I lose the voucher?

The tenant has to stay in the apartment for at least one year before they can "port" out of the unit. The tenant will be offered an equivalent Section 8 voucher provided they retain their eligibility and good standing with the Authority.

Harborview Towers Resident Meeting

June 3, 2008

I don't feel management is screening prospective tenants? Why are you not screening?

The BHA has not changed its policies regarding its eligibility requirements. What has changed is the nature of the tenants being admitted into Harborview Towers.

I was upset that security allowed a person who was passing out cards soliciting for money to enter the building.

This cannot be permitted and we will verify with the security company that access into the building by solicitors shall not be permitted.

I received a survey regarding community services. What's that about?

The BHA did not send out any surveys regarding community services. Please share the information with the Site Manager to ascertain the contents of this survey.

When can I request a transfer?

You may request a transfer at any time. However, we do not have a timeframe as to when you can transfer out of Harborview.

Fireside was originally intended for elderly only. I remember Mayor Moran talking about it.

Fireside is not an elderly only site. ADA regulations defined elderly to include disabled persons regardless of age.

We think the Authority is more interested in occupying the vacancies than screening.

The BHA has not changed its policies regarding its eligibility requirements. However, it is a critical business component to occupy units as quickly as possible. The Authority will not receive subsidy on units that remain vacant for over 30 days.

There are people living here that do not look disabled.

The Authority does not determine the disability of a person based on their looks. The tenant must provide documentation from an independent source that they have a disability status. What that disability is not the concern of the Authority.

Security guards need to do their job

We will work with the security company to refine their procedures.

The phone codes have changed

The BHA will look into resolving this issue.

I remember the front was supposed to start in June

Due to unforeseen circumstances, the project manager for the front redesign passed away and the Authority just recently assigned this task to a new person. This person must acclimate to the current plans. We anticipate publication of the construction documents by the end of July, 2008 with an anticipated construction start date of October.

Fireside Resident Meeting

June 3, 2008

When are we getting new refrigerators?

We anticipate an approval of the energy performance contract by end of July. Funding will be in place by end of August. Refrigerators can be ordered and delivered beginning September-October.

We need new stoves too.

The replacement of new stoves must be done within the operating budget. The stoves are not part of the energy performance contract.

The gutters at G-12 are not working properly. The gutters at my building do not work too.

The Authority is allocating some money for continued upgrades to the existing gutters and downspouts. Work will resume in October 2008 for the next 2-3 buildings.

Why can't the BHA paint an occupied unit?

Due to funding reduction, cycle painting is not on the priority list.

There is fencing in the back of 730 Palisade Avenue that is broken and needs to be fixed

The BHA will investigate the conditions and resolve the matter if found deficient.

Why can't we get the screen between the apartments replaced?

Due to funding constraints, the screens are not a priority.

Why do we have to make accommodations for disabled people in the computer lab? They don't use it anyway.

It is required by law that any public space afforded to any non-disabled person must be made equally accessible to disabled persons regardless if any disabled person is using it or not.

We want assigned parking, especially when it's disabled parking. People from the outside are parking in our spaces and we have to walk a long way to get to our apartments.

The BHA will review this request and explore the use of assigned parking.

What's happening to the clinic?

It is within the plans of the BHA to establish a space for a community clinic. We currently do not have a timeframe when this will occur.

Why do you have to make the community room kitchen accessible?

It is required by law that any public space afforded to any non-disabled person must be made accessible to disabled persons regardless if any disabled person is using it or not.

There are snakes in my backyard

The BHA will investigate the conditions. It is important to note that Fireside is adjacent to a large undeveloped wooded area, therefore, all sorts of wildlife will be present.

Charles Greene Resident Meeting

June 5, 2008

We're not happy with the service by the laundry company.

The BHA has notified the laundry company that we are not renewing the contract and that the BHA will publish a request for proposal for laundry services at Charles Greene Homes.

Will the BHA lock up the other laundry rooms like you did with Building 1?

The modification to building 1 was done due to a commitment provided by a resident to lock, unlock and periodically monitor the room. We have requested volunteers from the other buildings without success. The BHA will modify the locks on the doors when we have volunteers lined up.

What kind of lights are you installing at the Greene?

The BHA intends to install exterior building lights that are much brighter than any existing lighting. Once installed, we will make a determination which "light the night" light poles will remain or will be removed.

We commend the BHA upgrading the heating system at the Greene. It does not work very well.

Something needs to be done in the basement because the mice and cockroaches live there and the extermination does not work. They still find their way into apartments.

The BHA will investigate the conditions of the basement. We will endeavor to keep it as dry as possible. The garbage disposal system is located in the basement and is a food source.

The fire stairwells are scary because all kinds of people hang out in there.

The BHA has been working as hard as possible with police to increase their presence at Greene Homes. In the past 12 months, they have made great strides increasing their presence. We will continue our dialogue with them.

Some of the stairwells should also be fixed.

The BHA has identified much of the stairwells to be upgraded but due to funding constraints, the stairwells cannot be scheduled until about year 5 of the capital fund program.

PT Barnum and Scattered Sites Resident Meeting

June 12, 2008

What happened to homeownership

Homeownership is under review. Upon availability of a guideline, we will provide that information to the residents.

We need help with utilities – my hot water heater cost me a lot of money

The BHA will request United Illuminating and Southern CT Gas to be in attendance at the next resident meeting. Both companies have a lot of educational materials, recommendations and programs that help scattered site tenants reduce utility consumption.

I don't want to call work order because I'll get charged

The BHA will not charge tenants for routine wear and tear. However, we will charge for items that are considered resident related damages.

What about cutting grass charges?

The City of Bridgeport will fine the BHA when scattered site units (1-4 family buildings) are found to be in non-compliance with the anti-blight laws. We require residents of scattered sites to be responsible for the apartment building they are in. The BHA will however maintain responsibility for mid-sized scattered site buildings.

The previous neighbor left months ago and her stuff is still in the property

The BHA will investigate the conditions and determine if the tenant has vacated the property.

My neighbor is disabled but has older kids. They never help out with cleaning the yard.

The City of Bridgeport will fine the BHA when scattered site units (1-4 family buildings) are found to be in non-compliance with the anti-blight laws. We require residents of scattered sites to be responsible for the apartment building they are in.

The tiles in my kitchen are coming out.

We request that you contact the work order number to initiate a response. We will investigate the situation and respond accordingly.

I'm worried about the school opening up at the old Father Panik Village site and the vandalism will go up.

The shower park at PT was done very nicely. When is the opening?

The BHA will plans to have a ceremony opening the park at the end of June.

We want a park for the older kids.

The BHA will incorporate this request in the future capital fund program. Most of the allocated funds for PT must be towards the stairs and for the retrofit of 504 units.

We want the park open on weekends?

The Authority wants to work with the residents to ensure that the area is unlocked and locked during weekends. We would be willing to provide duplicate keys to volunteers.

I recommend that the park be open until 7 or 8 p.m. It should not be open later than that.

Until as such time as the BHA finds resident volunteers, the hours of operation are 8-5 p.m.

When is the BHA going to do the new stairs at the other buildings along with the parking gates?

The BHA is publishing a new construction document for buildings 19 and 21 to replace the stairs and install the parking gates. We anticipate a construction start date in October 2008. The BHA has allocated funds for the replacement of stairs for the next five years for PT.

Trumbull Gardens Resident Meeting

June 20, 2008

We don't believe that the Authority should dispose any of the Trumbull Gardens' units to make room for a new high school. I support the City developing a new high school but not at the expense of losing affordable housing.

The Authority has not made any commitments to the City regarding the disposition of Trumbull Gardens.

What's happening with the 504 units here at Trumbull?

The BHA has completed 3 townhouse units. We are looking to retrofit 16 units at the high rises starting in October. There are 3 additional townhouse units that were vacated for retrofit purposes but due to delayed construction schedule, the BHA will put the units back online for rental purposes.

We would like to see the small children's park completed in front of the management building.

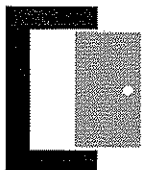
Due to funding constraints and other priority items, the playground as planned must be delayed to October 2009.

I'm hearing and vision impaired, what can the BHA help me with?

The BHA is committed to responding to the needs of the disabled. We have a standard specification for modifications for vision and hearing impaired units. We will make modifications to your unit at the earliest.

Can we get different size refrigerators when the energy performance contract starts?

The utility allowances are based on a specific sized refrigerator based on the size of the unit. The BHA is replacing the same sized fridge.



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July 9, 2008

Nicholas Calace and Commissioners
Bridgeport Housing Authority
150 Highland Avenue
Bridgeport, CT 06604

Re: Comments of Connecticut Legal Services on 2007-2008^{8 9} Agency Plan

Dear Mr. Calace and Commissioners:

The following are our comments regarding the Bridgeport Housing Authority's Annual and 5 Year Public Housing Agency Plan.

We are pleased with the working relationship that has developed and continues between our agency and the BHA staff. It is clear that the leadership of the Board of Commissioners support for that relationship has allowed us to move forward together. Much progress has been made in the past year in locating and developing new public and assisted housing to replace units demolished at Father Panik Village and Pequonnock Apartments.

All replacement sites have been identified. The staff is updating a funding and development schedule. The years of delay have resulted in greatly increased costs, but efforts to obtain supplemental funding have generally been successful. We are concerned, however about the consequences that directly affect the housing replacement effort of reduced federal appropriation for public housing operation and capital expenditure. The Housing Authority is able to utilize the higher case flow of Section 8 project-based voucher assistance to fund development and future operations of replacement housing in a manner that will assure affordability to the same families housed in public housing.

We worry, though, that this program might become a substitute for public housing, a program that has operated more or less reliably for seventy years. Project-based vouchers do not require the same commitment to long-term affordability as public housing, and the recent volatility of Section 8 funding has been far worse than that of public housing. While using Section 8 funding allows the BHA to leverage needed development funds, so that development can proceed, we believe that long-term prospects are uncertain. We hope that the BHA will remain committed to using the Public Housing program as its principal vehicle for providing affordable housing in Bridgeport.



Loss of Public Housing Units

The BHA staff has been concerned for several years about the viability of Marina Village, with needs related to its age and size, at a time when federal funding is insufficient and there is a conversion to asset management. We reiterate our belief that the hard public housing units at Marina Village must not be lost. The high price of private rental housing and the instability of vouchers confirm that existing public housing may be the most precious resource in the community for low income families. We hope and expect that the BHA will ensure that any master plan for Marina Village will ensure that all units slated for demolition, disposition or conversion to higher income housing be replaced with public housing units before any additional units are taken off line. Replacement units need not be on the old site, but there must be no net loss to this community. This past year, plans have been brought out that will demolish a portion of Trumbull Gardens to make way for new school development. We have the same concerns regarding this plan.

The BHA intends to work closely with residents of the two communities. As we stated the past two years, no matter what eventually happens, CLS urges the Housing Authority to engage in a Master Plan process that is as open and inclusive as possible. This means, not only current residents should be involved, though they certainly have the greatest stake in the outcome, but applicant families on the BHA's waiting lists and others representing those in need of subsidized rental housing should participate. Should the time come when the BHA may seek competitive funding for revitalization, an open process is likely to lead to resident and community support that would enhance an application.

The need for affordable housing has risen, along with housing costs on the private market. Demolishing units for deconcentration or converting units to mixed-income, without creating new units for the population presently residing at the complex may likely have the effect of depriving those extremely low income families living in distressed housing situations of the ability to live in the city. Bridgeport needs these families as much as they need Bridgeport. At the same time, it has been proven that the use of Housing Choice Vouchers as a replacement tool for hard public housing units that are lost is wholly inadequate. Voucher tenure is, at best, an unstable resource, and we have been watching for the past two years as voucher resources in Bridgeport have been substantially diminished.

Our agency plans to assist the residents in participating in all planning and development stages. It is critical that all parties reach consensus regarding the shape of any replacement and redevelopment. We are too familiar with the harm that was done to the residents of Bridgeport who desperately need affordable homes by the decades of delay in providing housing to replace previously demolished units. We are very familiar with the harm that came to low income families in some cities in which the local housing authority received HOPE VI funding for substantial revitalization of large public housing communities. In many cases, less than one third of former residents were able to return to the newly developed community, and in the worst of reported examples, Miami-Dade, Florida, the housing authority actually lost track of many, if not the majority, of the displaced families. See the 2002 report of the National Housing Law Project, Poverty & Race Research Action Council, Sherwood Research Associates and Everywhere and

Now Public Housing Residents Organizing Nationally Together (ENPHRONT), entitled False HOPE, available at <http://www.nhlp.org/html/pubhsg/FalseHOPE.pdf>.

It should be added that the review of the proposed Plan Template shows a large number of planned demolition or disposition activities. We assume that there will be little impact on residents from a number of these, and where there is an impact, any possible harm will be mitigated.

We are concerned about the effects of federal funding reduction on the operation generally of the Bridgeport Housing Authority. Maintenance will undoubtedly be a continuing concern when there is not enough money to fully fund necessary operations. We have witnessed reductions in services and hope that this will not have harmful consequences on resident families. We are pleased that the BHA will be starting its Energy Performance Contract that will result in improvements to individual units and, we hope, significantly reduced energy costs for families at a time when prices are dangerously high.

We are excited about the start-up of the Public Housing Resident Support Fund, created from the disposition and demolition of Pequonnock Apartments. This endowment has the potential to assist families in public and Section 8 housing to improve their living conditions and move toward greater self-sufficiency. The fund's advisory committee includes the BHA's chair and executive director, the former executive director of Connecticut Legal Services and the president of the Pequonnock Resident Council among its members.

We support the increase in Section 8 Housing Choice Voucher payment standards to 110 per cent of HUD Fair Market Rents. We were very upset about the threatened loss of authorized vouchers available to the BHA and have worked with BHA staff to retain their authorization from HUD as having been anticipated by the amended Pequonnock Memorandum of Agreement. The Housing Authority must lease up its allocated vouchers to avoid finding them in jeopardy at the beginning of the next budget year. We believe that the higher payment standards will make it more likely that voucher-holders will be able to utilize their assistance in better housing.

Preferences for Admission

Public Housing Working Preferences

Last year, Connecticut Legal Services commented in opposition to that Plan's admission preference for families whose head is employed. We see that it remains in this year's Template draft. Last year we gave the commissioners our opinion that employment preferences are illegal in Connecticut. This is a preference suggested by HUD, but it is not mandated. Connecticut provides protection in its housing discrimination law for individuals and families, based upon the household's source of income. Connecticut General Statutes §46a-64c makes it an illegal discriminatory act to deny or express a preference for anyone, based upon the applicant's lawful source of income. §46a-63 defines lawful source of income to include public or general assistance, funds provided to individuals or families that are not employed. The proposed preference would constitute illegal discrimination. We cannot understand why this advice was

disregarded without any discussion. If the BHA has obtained a legal opinion that the preference is permissible, we would appreciate an opportunity to review and respond to the opinion.

Turnaround of Units

We support the BHA's goal of bringing vacant units on line as soon as possible, while attempting to accelerate the process of developing units to replace lost housing through collaboration and negotiation.

Addressing Needs of Victims of Domestic Violence

Domestic violence is a widespread epidemic, affecting up to 3 million women in the United States each year, according to some reports. It is often lethal. The connections between domestic violence and housing are clear. It has been reported that fifty percent of homeless women are homeless due to domestic violence. Finding and preserving affordable housing is an essential step for abuse survivors in their struggle to keep themselves and their children safe.

Congress recognized the need for public housing agencies to include special provision in their administrative plans for domestic violence survivors. The Conference Committee Report accompanying the Department of Housing and Urban Development appropriations legislation for fiscal year 2002 directed "HUD to work with PHAs to develop plans to protect victims of domestic violence from being discriminated against in receiving or maintaining public housing because of their victimization."

On January 5, 2006, the President signed the Violence Against Women Act (VAWA) of 2005 into law. VAWA includes new housing protections and programs for victims of domestic violence, dating violence, sexual assault and stalking, revising several sections of the U.S. Housing Act of 1937, 42 U.S.C. §1437c-1, 42 U.S.C. §1437d and 42 U.S.C. §1437f. This new law mandates that a PHA, in its Annual Plan, include a description of any policies or programs that help victims obtain or maintain housing, and any policies or programs to prevent domestic violence, dating violence, sexual assault, and stalking or enhance victim safety.

We see very little language in the Plan addressing the needs of victims of domestic violence. Last year, we made suggestions to include appropriate provisions in its revised Section 8 Administrative Plan and ACOP, consistent with the VAWA's mandates in our comments to the Plan. We repeat them here.

- 1) BHA should excuse domestic violence victims from damage debts incurred by their abusers.**

BHA should seek repayment from a perpetrator of domestic violence only, not the household victim of domestic violence for damage to a public housing unit or private Section 8 unit when a perpetrator of domestic violence has caused the damage.

- 2) BHA should modify its policies to provide domestic violence survivors with**

waivers of any requirements that put them at increased risk of abuse, make it more difficult for them to escape the abuse, or unfairly penalize them as abuse victims.

Examples of issues that arise in the public housing and Section 8 contexts for victims of domestic violence include situations where domestic violence victims must flee a residence in order to ensure their safety, where perpetrators of domestic violence cause damage to a unit in a battering incident through no fault of the victim, and where households split up due to domestic violence. However, it is impossible to enumerate the varied circumstances that may arise to pose obstacles for domestic violence victims. Given this, BHA policies and plans should include a provision that:

A victim of domestic violence may request a waiver of any BHA required provision or policy that increases the safety risk to the victim, makes it more difficult for the victim to escape abuse, or unfairly penalizes the victim for the abuse.

There is useful precedent for taking such an approach in the federal laws governing Temporary Aid to Needy Families (TANF). These laws include a Family Violence Option that sets forth such a waiver in order to recognize the unique barriers faced by domestic violence survivors. See 42 U.S.C. § 602(a)(7); 45 C.F.R. §§ 260.50-260.59.

3) Other Suggested Provisions:

Eviction Prevention—Individuals or family members will not be evicted from public housing (or have voucher terminated) because they are the victims of domestic violence which may occur on the premises, or because they have sought the assistance of the police, medical emergency personnel, or the court system.

Removal of Family Member from Lease—When a member of the family must leave the premises due to domestic violence, the domestic violence victim will be allowed to remain in the public housing unit (or have the voucher issued solely in his/her name) and the [perpetrator will be removed from the lease (or voucher). If a court determines the rights of family members in respect to the housing unit, the court determination of the issue will be followed. Rent for the unit, if partially based on the income of the perpetrator of domestic violence, will be immediately adjusted to reflect the composition and income of the remaining household.

Unit Transfers and Relocations—If a household in which a victim of domestic violence must leave for safety reasons, the household will be transferred or relocated to another unit, or another unit that becomes available if none is currently open (or an emergency voucher will be issued). Information that might compromise the safety of the domestic violence victim will not be released to any person other than agencies and persons with which the housing authority has a business relationship by any employee or agent of the housing authority unless the victim waives

the right of confidentiality.

HUD is very late in issuing regulations implementing the VAWA, but the BHA has taken some positive steps in individual cases to ameliorate the effects of domestic violence. Our staff has been working with BHA staff to allow for freer transfers to other locations by residents in danger of domestic violence. The BHA Director of Asset Management has observed that transfer to another BHA site may not provide a victim with sufficient safety from future violence. She has suggested that several public housing agencies enter into a cooperative agreement to enable victims to transfer to public housing in other cities to escape danger. We think this is an outstanding idea that should be encouraged, and we pledge our staff time in trying to make this happen

Addressing Needs of Disabled Residents

We recognize the changes the BHA has been required to go through to meet the VCA. We have worked with the Consent Decree Office staff to successfully obtain accommodations that our clients have needed to maintain their housing. Establishment of the separate office has been particularly helpful in the Housing Authority's responsiveness to meeting individuals' needs. We look forward to the completion of the accessible units.

Our office particularly appreciates your courtesy in soliciting our comments to the agency plan and to other administrative policies. We remain available to consult over issues within our technical knowledge or to assist you in any other way.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard L. Tenenbaum", with a long horizontal flourish extending to the right.

Richard L. Tenenbaum

PUBLIC HEARING

July 9, 2008

The Board of Commissioners of the Housing Authority of the City of Bridgeport held a public hearing on July 9, 2008 at 5:45 o'clock, p.m. in the Community Room, Charles F. Greene Homes, 150 Highland Avenue, in the City of Bridgeport, County of Fairfield, State of Connecticut.

Commissioner Vila called the meeting to order, and upon roll call, those present and absent were as follows:

Present: Kathleen Vila

Absent: Reverend Sulton Stack, Jr. and Daniel Ford

Commissioner Vila welcomed everyone and stated that this public hearing was being held to discuss the Bridgeport Housing Authority's 5 Year Plan and Annual Plan for Fiscal Years 2008-2013.

Mr. Jonas de Guzman, Assistant Director, Planning, Development and Modernization, stated that the Resident Advisory Council has held meetings since February to discuss the Agency Plan for the upcoming year as well as the next five years. These meetings took place at each site; the comments and concerns raised by the residents were incorporated in this plan. Any comments made at this meeting will also be incorporated and submitted accordingly.

Meetings have consistently been held with Connecticut Legal Services (CLS) to discuss the Father Panik Replacement program and the Pequonnock Replacement Program as a result of the regular meetings with CLS. The proposed status of replacement housing, as included in this plan, was also included in the discussions at these meetings.

Mr. Calace stated that Appendix A, which was approved in January 2007 (the description of the work of Father Panik Village as it was known then), has changed. The exact dollar number of the tax credits is now available. There is a better idea of the construction schedule for Park City, Hanover Street, etc. Attorney Marvin Farbman, CLS, requested the updated Appendix which should be approved by the board (and then submitted to HUD). The properties on Hanover Street are Pequonnock properties. CLS is allowing the BHA to use them as project-based Section 8. The properties could get mortgaged to buy them now, and as the City gives the BHA *home* money, the BHA will retire the mortgage. Subsequently, the units can now be occupied. This will take the BHA until October of 2009 to get the payback from the City which will require City Council approval (since Mr. Calace will not accept them). Four properties had "*home*" issues; five properties did not. The nine properties cost \$3 million. The City money, the City bond money for Pequonnock, will purchase the ones with the problems; the other properties will be purchased by with the *home* money. The current tenants are existing Section 8 tenants. When that turns, it will be treated like regular Pequonnock rentals as the vacancies occurs. The process has already started.

Mr. de Guzman stated that every effort has been made to give the most up-to-date information as possible concerning Father Panik Village/Pequonnock project-based as well as existing vacant lots and buildings that might be considered for disposition for continued development. There were some small changes made to the Administrative Plan relating to the 504 VCA Consent Decree as well as the family-reentry program. The residents have been informed of these changes.

Mr. Calace stated that he has been working with VAWA (Violence Against Women's Act) on a case basis; each case is being treated very seriously. At some point, the ACOP is going to have to be modified. An approval process, involving both a police report and a professional assessment report recommending a transfer, needs to be created. This cannot turn into a "gimmick" for residents to transfer to another unit. Norwalk Housing Authority has agreed to cooperate with BHA on inter-agency transfers; Stamford has not. The affected families need vouchers to get them out of town (Bridgeport) because it is too small a town. Pressure is being put on HUD to make it a regional issue getting all the housing authorities to cooperate.

Attorney Richarard Tenenbaum stated that CLS has been working with Ms. Anita Falco, Director of Asset Management, in trying to facilitate a regional response to this problem. Mr. Calace stated that specific cases need to be included in the plan; accommodations will be made. Mr. Calace added that HUD will not act on this until there is a new administration. If a tenant is removed and transferred, permission needs to come from the Board to facilitate this action.

Mr. de Guzman stated that concerning the Capital Plan, the majority of funds is being targeted for the 504 compliance with at least \$1.6 million designated for this coming cycle. The majority of this money will go towards the 16 units for Trumbull Gardens. The BHA VCA files were audited by the Fair Housing of Boston.

Mr. de Guzman stated that \$1.565 million are projected towards 504 compliance.

Attorney Tenenbaum stated that CLS commented on the lack of a MOA policy and essentially repeated last year's comments, particularly the work that Anita is doing to try to facilitate tenant account receivables. The concern this year is focused primarily on funding and the loss of units. Hopefully, the voucher situation will be under control at Marina Village Apartments and Trumbull Gardens. CLS has many concerns about using project-based vouchers as a substitute for public housing since public housing is under-funded while the project-based vouchers are funded. CLS worries about the long term volatility of voucher funding and the lack of permanent affordability controls on the vouchers and the future of these vouchers themselves. The present inventory must be preserved. If anything is demolished, Marina Village Apartments/Trumbull Gardens, replacements must be made before anything is demolished as was the promise made in the past. These are the worries expressed by Attorney Tenenbaum for CLS as presented to HUD and the Board for the record. CLS worries about the ability of BHA to continue to maintain its properties as Congress continues to disenfranchise the BHA's business. This is problematic.

Attorney Tenenbaum pointed out that the use of employment preference for admissions into public housing is illegal under CT law. This was in last year's plan. HUD encourages employment preferences. Fair Housing states that if you have an employment preference you cannot discriminate against a disabled individual; therefore, the disabled have to have the same preference. CT law prohibits discrimination based on sources of income against people who are on temporary family assistance, State-funded general public assistance, etc. and other public-funded assistance programs and those who do not meet the criteria to be found disabled. Unemployment preference can be made workable under Federal law by including the disabled, but it cannot be made workable under State law. Attorney Tenenbaum stated that he hopes that if the Master Plan goes forward with public residents, which it would also include those on the public housing waiting as well as the homeless. Although it is not required, it would be good for BHA to include some of the representatives for the homeless.

There were no other public comments.

Commissioner Vila closed the Public Hearing.

ATTEST: _____
Secretary

ATTENDANCE
RESIDENT MEETING
FIRESIDE
JUNE 3, 2008

George Fuentes B6
Marta MAIVERA D-11
TOMAS LOPEZ - G12
Lorraine P. Lloyd F 8
Julia Pussley C3
Helen Kortak G-7
Ruz Mines F-7
Maria Otero G-2
Virginia Velez D-3
Jose Velez D-3
FRED MOTTS. G55
ALBERT SANTI - G-5
Danni Pagan
Helen Pagan F-2
Leticia Spindaro
Elizabeth Pettway D-4
Carolyn Mobsby A-5
Helen Davis A9
Isabelle Paldick 730-E11

Kathleen Uta - D-9
HARRY DYER C-10
Cunice La Choma E-10
Antonio Barber H-3
Bernie Carless
Genora Brady
Louise Scott
Rakatha Harver
Mae Wiley
JOSE QUIROGA
Carmen Cruz
Omar Velez

ATTENDANCE, JUNE 3, 2008
HARBORVIEW TOWERS
RESIDENT COUNCIL

Sylvia Watson

James Brown

Gladys Nieves

Willie Bell

Janet C. Walker

Rosemary Armstrong

Daphne Scott

Emma L Leach

Maria Elena Rivera (manager.)

Trumbull Garden Resident Mtg. 6-2008

Karen Bracey

Morella Mendoza

Theodore Hill

Queen Wilkes

June McLendon

Diree Graham

6

Sign-In Sheet

4/20/08

Marina Village

1. Ana Rodriguez - Bldg 20 Apt 129
2. Natasha Chi Soim B 11 Apt 109
3. Margarita Gonzalez B11 - Apt 103
4. Migdalia Rivera B12 - Apt 220
5. Paula Cruzamy Benet 145 Ridge Bld 20
6. Barbara Wilson 224 South Ave Bldg 12

6/5/08

GREEN HOMES

Shacuta Allen	Apt 201
Shanida Crespo	Apt 151
Sharese Dukes	Apt. 154
Gaytoria Smith	153
Alice King	
Delfarina Diaz	105
Walter Diaz	105
Tracy Williams	246

07/09/08

Sign-in-sheet

Richard Tenenbaum

JONAS DE GUZMAN

PETER HINES

KATHLEEN VILA

NICHOLAS CALACE

Rick Moore

Conn Legal Services

BHA

BABA

RESIDENT ADVISORY BOARD MEETING

Jonus Meeting

1-29-08

James Brown	336-0533	H.V.T.
Donna Mays Taylor	908-1236	MV Bld 19 Apt 134
Donna Jewell	522-5371	PT. Barnum
Alice King	384-2410	Green's Home Apt 112
Gerardine D. McCalister	367-7881	Scattersite Marlboro Court
HARRY DYER	335-0190	Fireside Apartments

**NOTICE
HOUSING AUTHORITY
OF THE CITY OF BRIDGEPORT**

The Housing Authority of the City of Bridgeport is developing its 2008 to 2013 Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998. A Draft Plan is available for review at the Housing Authority's Administrative Offices, located at 150 Highland Avenue, Bridgeport, CT, between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. A public hearing is scheduled for Wednesday, July 9, 2008, at 5:30 p.m., at the Authority's Administrative Conference Room, 150 Highland Avenue, Bridgeport, CT 06604. The public is invited to attend and/or submit written comments on the Plan on or before the July 9th date. The Authority reserves the right to make changes in this document in order to render it grammatically correct, bring it into compliance with any and all applicable laws and regulations and in response to public comment. You may also view this document through the Authority's web site at www.bridgeporthousing.org.

Appendix A: The Development Plan for 282 Public Housing Units and 245 Project Based §8 Replacement Units—Amended in July 2008

As authorized in Section A. 3. of the Amendment to Settlement Agreement, Father Panik Village Housing Replacement program, the parties hereby agree that Appendix A to this agreement, including the development schedules for Replacement Public Housing Units (PH units) and project based Section Eight Replacement units (§8 PBV units), should be replaced by the development plan that follows.

1. **Development list.** The development plan current comprises the following developments for replacement PH units.

FATHER PANIK REPLACEMENT: PH UNIT DEVELOPMENTS

Development	Units	Address
Beth's House (convent)	6	38 Church Street
Catherine Street	18	150, 162, and 170 Catherine Street
Fireside	6	730 Palisade Ave
Forest Green	24	725 Palisade Ave
Lafayette/Barnum	16	286 Lafayette Street 165 Barnum Avenue
Marina- Pequonnock	50	Allen Street, 375 Main Street
Park City: Elderly	62	695 Park Avenue 57 Black Rock Avenue 73 Black Rock Avenue 83 Black Rock Avenue 97 Black Rock Avenue 68 Garden Street 74 Garden Street 82 Garden Street 94 Garden Street 73 Garden Street 83 Garden Street 95 Garden Street 127 Garden Street
Park City: Supportive	48	695 Park Avenue 57 Black Rock Avenue 73 Black Rock Avenue 83 Black Rock Avenue 97 Black Rock Avenue

		68 Garden Street 74 Garden Street 82 Garden Street 94 Garden Street 73 Garden Street 83 Garden Street 95 Garden Street 127 Garden Street
Pembroke III	15	70 Church Street
Presidential Village	19	638-648 Stillman 596-600 Jane Street 531-535 Hallet Street 61-67 Park Street 623-637 Hallet St
Smith Street	6	88 Smith Street
Waltersville Barnum: New	11	200 Coleman and 191 Harrell 1327 Reservoir Plus addition undetermined sites
Waltersville Barnum: Rehab	24	34-36 Garfield Avenue Rehab 38-40 McKinley Avenue Rehab 116-120 Elizabeth Street 93-97 Palisade Avenue 53-55 Remington Street 25 Marcel Street 183 Main Street 155 Roberts Street 597-599 Union Avenue
Yaremich	12	60 Yaremich Drive

2. **Unit Composition.** Following is a chart that sets forth the unit composition of these developments and the developments that compose the related City of Bridgeport's Pequonnock Replacement housing program. In addition to the projects on this list, the equivalent of forty (40) additional units were provided by the City funding a trust for the benefit of public housing residents and currently administered by the Fairfield County Community Trust Foundation. Those 40 units when added to the 60 Pequonnock units listed below comprise the 100 units of replacement housing required.

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 Father Panik Replacement Housing Development Plan
 Page 3 of 19

FATHER PANIK & PEQUONNOCK: COMPOSITION OF PH UNITS	One Bedroom Units	Two Bedroom Units	Three or More Bedroom Units	Families With Children Units	Non-Elderly Disabled or Supportive Housing Units	Elderly Disabled or Supportive Housing Units	Elderly Only Units	Total: Father Panik Village Replacement	Total: Pequonnock Replacement
Beth's House		4	2	6				6	
Catherine Street		9	9	18				18	
Fireside	6					6		6	
Forest Green	24						24	24	
Lafayette/Barnum		16		16				16	
Marina-Pequon.		34	16	50				50	
Park City: Elderly	62					35	27	62	
Park City: Support.	48				48			48	
Pembroke III		15		15				15	
Presidential Village		19		19				19	
Smith Street			6	6				6	
Waltersville-Barnum: New			11	11				11	
Waltersville-Barnum: Rehab		22	2	24				24	
Yaremich			12	12				12	
Totals: Father Panik Units	140	119	58	177	48	41	51	317	
ACAP units		9	3	12					12
Maplewood/Brooks		10		10					10
McDillion		5	22	27					27
New (Lewis, Hanover, Bl. Rock)		7	4	11					11
Totals: Pequonnock Replacement Units	0	31	29	60	0	0	0	0	60
Grand Totals	140	150	87	237	48	41	51	317	60

3. **Development Schedule for PH units.** Following is the schedule for developing these units.

HACB DEVELOPMENT OF PH UNITS	Total # of Units	Units with Construction Contract	Units Occupied	Checkpoints for Units with Construction Contracts			
				By Aug 1 2008	By Dec 1 2008	By Dec 1 2009	By Dec 1 2010
Beth's House (convent)	6					6	
Catherine Street	18				18		
Fireside	6					6	
Forest Green	24		24				
Lafayette/Barnum	16				16		
Marina-Pequonnock 20	20						20
Marina-Pequonnock 30	30					30	
Park City: Elderly	62				62		
Park City: Supportive Housing	48				48		
Pembroke III	15						15
Presidential Village	19				19		
Smith Street	6				6		
Waltersville-Barnum: New	11				3	8	
Waltersville-Barnum: Rehab	24		14	2	4	4	
Yaremich	12				11	1	
Totals	317	0	38	2	187	55	35
Cumulative Totals		0	38	40	227	282	317
Father Panik Village replacement requirement	282						
Net	35						

4. **Funding Sources for HACB-developed PH Units.** Following are four charts showing for each development of PH units in the plan:

- The principal sources of funding
- Other sources of funding
- The schedule for obtaining principal funding commitments
- The schedule for obtaining other funding commitments.

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 Father Panik Replacement Housing Development Plan
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I. PRINCIPAL SOURCES OF FUNDING FOR PH UNITS			4% Low Income Housing Tax Credit	Father Panik Capital	HUD Replacement Housing Factor	State Congre- gate Elderly Funds	State Housing Trust Funds	City HOME Funds	State Next Steps Funds	Other sources	Total Sources
Beth's House (Convent)	<i>TBD</i>							\$150,000	\$1,518,920	\$420,000	\$2,088,920
Catherine Street	<i>Next Step</i>							\$163,600	\$5,214,849	\$295,000	\$5,673,449
Fireside	<i>LIPH</i>			\$467,000			\$571,000				\$1,038,000
Forest Green	<i>LIPH</i>			\$60,570							\$60,570
Lafayette/Barnum	<i>LIPH</i>			\$1,200,000			\$1,040,000			\$250,000	\$2,240,000
Marina- Pequonnock 20	<i>LIPH</i>	\$3,425,385		\$2,500,000						\$1,844,880	\$7,770,265
Marina- Pequonnock 30	<i>LIPH</i>	\$5,138,078								\$2,766,657	\$7,904,735
Park City: Elderly	<i>LIPH & Congregate</i>	\$11,879,048		\$3,000,000		\$3,500,000					\$18,379,048
Park City: Supportive	<i>Next Step</i>			\$3,000,000				\$300,000	\$9,113,517	\$1,650,000	\$14,063,517
Pembroke III	<i>LIPH</i>		\$1,466,851							\$3,518,000	\$4,984,851
Presidential Village	<i>LIPH</i>			\$1,000,000							\$1,000,000
Smith Street	<i>LIPH</i>				\$225,000						\$225,000
Waltersville- Barnum: New	<i>LIPH</i>			\$2,475,000							\$2,475,000
Waltersville- Barnum: Rehab	<i>LIPH</i>			\$242,000							\$242,000
Yaremich	<i>LIPH</i>				\$1,750,000					\$250,000	\$2,000,000
Totals		\$20,442,511	\$1,466,851	\$13,944,570	\$1,975,000	\$3,500,000	\$1,611,000	\$613,600	\$15,847,286	\$10,994,537	\$70,145,355

II. OTHER SOURCES OF FUNDING FOR PH UNITS	Debt	United Way	AHP	FHLB advance	State tax credits	BHA land value	Unknown	Deferred dev. fee	Total
Beth's House (Convent)			\$120,000		\$300,000				\$420,000
Catherine Street		\$45,000			\$250,000				\$295,000
Fireside									\$-
Forest Green									\$-
Lafayette/Barnum					\$250,000				\$250,000
Marina-Pequonnock 20							\$1,844,880		\$1,844,880
Marina-Pequonnock 30	\$2,766,657								\$2,766,657
Park City: Elderly									\$-
Park City: Supportive			\$400,000	\$750,000	\$500,000				\$1,650,000
Pembroke III	\$1,375,000					\$733,333	\$1,409,667		\$3,518,000
Presidential Village									\$-
Smith Street									\$-
Waltersville/Barnum: New									\$-
Waltersville/Barnum: Rehab									\$-
Yaremich								\$250,000	\$250,000
Totals	\$4,141,657	\$45,000	\$520,000	\$750,000	\$1,300,000	\$733,333	\$3,254,547	\$250,000	\$10,994,537

III. SCHEDULE FOR PRINCIPAL FUNDING COMMITMENTS FOR PH UNITS	9% Low Income Tax Credit	4% Low Income Housing Tax Credit	Father Panik Capital	HUD Replace- ment Housing Factor	State Congregate Elderly Funds	State Housing Trust Funds	City HOME Funds	State Next Steps Funds
Beth's House (Convent)							Oct. 09	Nov 09
Catherine Street							Awarded	Awarded
Fireside			Budgeted			Nov 09		
Forest Green								
Lafayette/Barnum			Budgeted			Aug 08		
Marina-Pequonnock 20	July 10		Budgeted					
Marina-Pequonnock 30	July 08							
Park City: Elderly	Awarded		Budgeted		Awarded			
Park City: Supportive			Budgeted				Awarded	Awarded
Pembroke III		July 10						
Presidential Village			Budgeted					
Smith Street				Awarded				
Waltersville-Barnum: New			Budgeted					
Waltersville-Barnum: Rehab			Budgeted					
Yaremich				Oct 08				

IV. SCHEDULE FOR OTHER FUNDING COMMITMENTS FOR PH UNITS								
Debt	United Way	AHP	FHLB advance	State tax credits	BHA land value	Unknown	Deferred dev. fee	
Beth's House (Convent)		July 10		July 10				
Catherine Street	Awarded			Awarded				
Fireside								
Forest Green								
Lafayette/Barnum				Aug 08				
Marina-Pequonnock 20						Dec. 10		
Marina-Pequonnock 30	Sept 08							
Park City: Elderly								
Park City: Supportive		Awarded	Awarded	Awarded				
Pembroke III	Dec 10				Budgeted		Dec 11	
Presidential Village								
Smith Street								
Waltersville/Barnum: New								
Waltersville/Barnum: Rehab								
Yaremich								Dec 09

5. **245 §8 PBV units.** Following is chart showing the current schedule for HACB to meet its obligation under Section B. of the Amended Settlement Agreement to develop 245 §8 PBV units.

DEVELOPMENT SCHEDULE FOR FATHER PANIK §8 PBV UNITS

<u>Development To Date</u>				<u>Cumulative Checkpoint Requirements for HAP or AHAP</u>	
Units with Funding Commitments and Regulatory Approvals	Additional Units in the Pipeline	Units with Executed HAP or AHAP	Units Occupied with PBV	By May 1, 2009	By May 1, 2010
50	201	50	50	185	245

6. **Notes to charts in ¶¶ 1 through 5 above.**

Total number of units: Note that although HACB is required to create 282 PH units or their equivalents (PH-equivalent units; see Section A.1.a of the Amended Settlement Agreement), the development plan projects HACB developing 35 extra PH units (317.) The parties have included these 35 extra units in the plan as a hedge against the likelihood that some planned developments will not come to fruition. The parties have not increased HACB's obligation to develop 282 PH units.

Note, also, that the final set of PH units may include units currently not in the development plan, but only if the Plaintiffs and HACB agree to substitute them.

Information in tables: The charts provide information only about replacement units. HACB plans to develop some of these replacement units within projects that also contain non-replacement units. The charts do not provide any direct information about these non-replacement units or their funding.

Sources of Funds: The sources of funds charts show only sources and estimated amounts for replacement units. Where these units are part of a development that also includes non-replacement units, HACB has allocated to the set of replacement units a share of the total development cost equal to the percentage of replacement units in the development times the total development cost.

The parties will make quarterly adjustments to the estimates of funds needed to develop replacement units and to the array of targeted sources for these funds.

Quarterly adjustments: The parties will review and, when needed, modify Appendix A every three months. The next review will be in October 2008.

Appendix A cannot be modified without agreement by the Plaintiffs, HACB and the other parties to the settlement.

Waltersville-Barnum: Rehab: The plan contemplates that HACB (1) will acquire and rehabilitate five units that have not yet been identified, and (2) may convert the McKinley Street property from four to three units for the purpose of creating a multi-bedroom apartment capable of accommodating a very large family. The Plaintiffs agree that, despite this conversion, the development of the McKinley Street property will count as four replacement units.

Park City: HACB may change some of the 110 replacement units from PH unit equivalents to PH units proper. In any case, the plan calls for Park City to create 110 PH or PH equivalent units.

Marina-Pequonnock: HACB may use temporarily PBV in this project in order to build sufficient affordability and other reserves for its operation. The parties shall agree upon the amount of reserves acceptable before the units are converted to PH. Those reserves shall be no less than as required by any funder and may exceed that amount. During the time when the PBV are in use, the units will count as replacement units.

7. **Long-term Affordability and Low-income Public Housing Equivalency Rules.** The parties hereby adopt the following rules aimed at guaranteeing that PH-equivalent units function similarly to PH units proper and remain affordable to the lowest income households for at least 40 years.

**Long-term Affordability and
Low-income Public Housing Equivalency Rules
Father Panik (FP) and Pequonnock (PQ) Replacement Plans**

- A. Re: the 12 ACAP PH-equivalent units, which are encumbered by time-limited HOME restrictions and subsidized as project based §8 units for the duration of these restrictions, and other PH-equivalent units with time-limited §8 project based operating subsidy.**
- 1/ When the HOME restrictions expire on these units:
- a/ The Housing Authority of the City of Bridgeport (HACB) shall request HUD's permission to operate them as PH units..
- b/ However, if HACB acquires the Pequonnock Residents Council's (PRC) prior approval, it may pursue an alternate mechanism to provide for the continued affordability of these units equivalent to the level and length of affordability of PH units.
- c/ If PRC determines that HACB's pursuit of such an alternate mechanism, or the mechanism itself, has failed, HACB's obligation shall immediately revert to the obligation described in 1/ a/.
- 2/ If HUD refuses a 1/ a/ request, HACB shall continue to operate or resume operating these PH equivalent units as project based §8 voucher units under Housing Assistance Payments Contracts (HAPs) that extend for at least the balance of the required forty year affordability period, subject to HUD's approval of HAPs, when this approval is required, and provision of sufficient §8 budget authority to fund these units. These units would be governed by Section B. below.
- 3/ HACB is obligated to maintain these public housing replacement units as units affordable to public housing tenants for at least forty years from the time they are first occupied as replacement units. The gross monthly rent of these units (rent including utilities) shall be no higher than 30% of the resident household's monthly income.
- 4/ The tenants will ask the City of Bridgeport (the City) to provide funds to HACB to be used to improve the energy efficiency of these units. The goal is for the average monthly gross utility cost of each unit to be at or below HACB's utility allowance for the unit, assuming average consumption of covered utilities.
- B. Re: PH-equivalent units in the form of §8 PBV units and the FP plan's 245 §8 PBV units.**
- 1/ Going forward, HACB will require that new construction and substantial rehabilitation units be made energy efficient. A unit will be deemed to be energy efficient if it meets

the energy efficiency standard set forth in Section F. below.

- 2/ HACB will establish a preference for existing units that meet the energy efficiency standard over existing units that do not meet the standard.
- 3/ Initial HAPs shall be for the maximum period allowed by law (currently ten years.) Each owner shall be required to seek maximum-length extensions of the term of their HAP until the end of the required forty-year period of unit affordability is reached. HACB shall grant these extensions subject to the continued compliance of units with Housing Quality Standards and subject to the availability of sufficient Section 8 budget authority. If HACB fails to extend a HAP because of an owner's non-compliance with Housing Quality Standards, HACB shall be obligated to develop a substitute §8 PBV unit that will be governed by this section B. for the balance of the original unit's mandatory 40 year period of affordability.
- 4/ If §8 funding for these units ends prior to the end of the required forty-year period of affordability:
 - a/ HACB shall request HUD's permission to operate the units as PH units proper.
 - b/ However, if HACB acquires the Father Panik Plaintiffs' prior approval, it may pursue an alternate mechanism to provide for the continued affordability of these units equivalent to the level and length of affordability of PH units.
 - c/ If the Father Panik Plaintiffs determine that HACB's pursuit of such an alternate mechanism, or the mechanism itself, has failed, HACB's obligation shall immediately revert to the obligation described in 4/ a/.
- 5/ HACB is obligated to maintain these public housing replacement units as units affordable to public housing tenants for at least forty years from the time they are first occupied as replacement units. The gross monthly rent of these units (rent including utilities) shall be no higher than 30% of the resident household's monthly income.

C. Re: Park City's Next Step and Congregate Elderly units, Catherine Street's Next Step units, and other PH-equivalent units.

- 1/ If operating subsidies for these units end prior to the termination of the forty-year affordability period:
 - a/ HACB shall request HUD's permission to operate these units as PH units proper.
 - b/ However, if HACB acquires the Father Panik Plaintiffs' prior approval, it may pursue an alternate mechanism to provide for the continued affordability of these units equivalent to the level and length of affordability of PH units.
 - c/ If the Father Panik Plaintiffs determine that HACB's pursuit of such an alternate

mechanism, or the mechanism itself, has failed, HACB's obligation shall immediately revert to the obligation described in 4/ a/.

d/ If HUD refuses a 1/ a/ request, HACB shall attempt to operate these units as §8 PBV units under HAPs that extend for at least the balance of the required forty year affordability period, subject to HUD's approval of HAPs, when this approval is required, and provision of sufficient §8 budget authority to HACB.

- 2/ HACB is obligated to maintain these public housing replacement units as units affordable to public housing tenants for at least forty years. The gross monthly rent of these units (rent including utilities) shall be no higher than 30% of the resident household's monthly income.

D. Re: PH, PH-equivalent, and §8 PBV (Father Panik 245) replacement units in property not owned by HACB

- 1/ HACB shall require that new construction and substantial rehabilitation units be energy efficient. A unit will be deemed to be energy efficient if it meets the energy efficiency standard set forth in Section F. below.
- 2/ HACB will establish a preference for existing units that meet the energy efficiency standard over existing units that do not meet the standard.
- 3/ If a development in which such units are located becomes inoperative prior to the end of the forty-year affordability period, HACB shall make a good faith effort to find other locations for that development's PH, PH-equivalent, and §8 PBV units.
- 4/ HACB is obligated to insure that these replacement units are kept affordable to public housing tenants for at least forty years. The gross monthly rent of these units (rent including utilities) shall be no higher than 30% of the resident household's monthly income.

E. Low-income housing equivalency agreement

- 1/ For PH-equivalent units, HACB, the owner of the units (which may be HACB), and Connecticut Legal Services on behalf of PRC and households on HACB's waiting list for low-income public housing shall enter into an agreement with the following substance and form.

Low-Income Public Housing Equivalency Agreement

The parties to this agreement are [owner of the units if not HACB], the Housing Authority of the City of Bridgeport (HACB), and Connecticut Legal Services, Inc. (CLS) representing the Pequonnock Residents' Council and households on HACB's waiting list for low-income public housing.

The parties hereby agree that:

1. The following [X] units in the [X] development,

- [address]
- [address]
- ...,

are replacement units for public housing units demolished at Father Panik Village or Pequonnock Apartments and are reserved for households who are eligible for low-income public housing.

2. [The owner/HACB] is obligated to operate these units as units that are substantially equivalent to conventional low-income public housing units covered by HACB's Annual Contributions Contract. Units substantially equivalent to public housing units are units with substantially equivalent tenant selection and admission rules, tenant rental and utility costs, and security of tenure and long-term affordability protections.
3. When any of these units is vacant, [the owner/HACB] is obligated to select tenants for it from HACB's waiting list for low-income public housing. [The owner if not HACB] will notify HACB of the vacancy. HACB will timely provide [the owner] with a public housing eligible tenant from its low-income public housing waiting list.
4. When any of these units is occupied by a holdover tenant at the time the unit becomes a public housing replacement unit, [the owner/HACB] is obligated to operate the unit as follows:
 - a. For a unit occupied by a holdover tenant who is not financially eligible for low-income public housing, [the owner/HACB] is obligated to operate the unit in accordance with a lease in the form of the model lease, approved by the PRC and CLS, which is attached as Attachment D. [The model lease will prohibit the owner from evicting the tenant without good cause and will set a maximum of 3% rent increases per year using as the base rent the unit's rent at the time it became a Father Panik or Pequonnock replacement unit.]
 - b. For a unit occupied by a holdover tenant who is financially eligible for low-income public housing, [the owner/HACB] is obligated to operate the unit in accordance with paragraph 5. immediately below.
5. [The owner/HACB] is obligated, in its management of all units except those described in 4. a. above to comply with
 - All of the provisions of 24 CFR PART 960—ADMISSION TO, AND OCCUPANCY OF, PUBLIC HOUSING—as they may be amended

from time to time. (The current version of these provisions is appended as Attachment A)

- All of the provisions of 24 CFR PART 966— PUBLIC HOUSING LEASE AND GRIEVANCE PROCEDURE—as they may be amended from time to time. (The current version of these provisions is appended as Attachment B)
- The relevant provisions of the Long-term Affordability Rules, Father Panik and Pequonnock Replacement Plans, which provisions are appended as Attachment C.

6. The PRC, the tenant of any of unit, any household on the HACB's public housing waiting list, or when appropriate HACB may enforce this agreement in Superior Court in Connecticut.
7. A breach of this agreement by [the owner/HACB] shall constitute a valid defense against any summary process eviction action based on a claim of non-payment of rent brought by or on behalf of [the owner/HACB] against a tenant of a unit in this development.

Executed this day of by:

[Name]
for the Housing Authority of the City of Bridgeport

[Name]
for [owner]

[Name]
for Connecticut Legal Services, Inc.
Attorneys for the Pequonnock Residents' Council
and households on HACB's waiting list
for low-income public housing.

F. Force Majeure

HACB shall be excused from fulfilling its obligations above only if it: a) was prevented from doing so by causes clearly beyond its control, b) could not have avoided the effects of these causes through the exercise of due care and due diligence, and c) has throughout the replacement process placed the highest possible budgetary and fund seeking priority on fulfilling these obligations.

G. Energy Efficiency Standard

The current standard follows. HACB and the tenants (PRC and the Father Panik Plaintiffs) may negotiate amendments to this standard from time to time.

1. Maximum usage of compact fluorescent light bulbs in lighting.
2. Programmable thermostats.
3. ENERGY STAR appliances.
4. Low-flow showerheads.
5. Aerators on kitchen sink faucets.
6. Insulated water heaters.
7. Highly reflective/high emissivity roofing.
8. Light-colored/high-albedo material on at least 30% of non-building impervious surfaces for improvements unless not complementary to overall design.
9. Double paned, low-E, insulated framed windows.
10. Surveying for and plugging of air leaks.
11. Industry standard roof insulation.
12. A minimum of annual checking of HVAC systems. Tenants will be encouraged to change filters regularly.

Agreed to on March _____, 2008 by:

The Housing Authority of the City of Bridgeport

For the Wait-List Plaintiffs

Marvin Farbman
Connecticut Legal Services
62 Washington Street
Middletown, CT 06457

Richard Tenebaum
Connecticut Legal Service
211 State Street
850 Main Street, P.O. Box 7006 Bridgeport,
CT 06604

The United States Department of Housing and
Urban Development

For the Plaintiff-Tenants
(former residents of Father Panik Village)

Robert A. Solomon
Yale Law School
P.O. Box 2082
New Haven, CT 06520

Statement of Compliance with the Violence Against Women and Department of Justice Reauthorization Act of 2005

The Authority is currently working with Connecticut Legal Services and other local organizations (Center for Women and Families) to develop the policies and procedures, for both public housing and Section 8 programs, with which this Authority will implement and monitor. We will comply with the requirements of the Act as prescribed in the Federal Register Volume 72, No. 51, March 16, 2007. Upon completion of the policies and procedures, they will be incorporated into the Admissions and Continued Occupancy Policy and into the Section 8 Administrative Plan.

We are working with other local housing authorities to develop an inter-agency/regional policy and protocol providing protections and opportunities for women and children victims of domestic violence.

In the meantime, referrals are made to the Center for Women and Families and any admissions or transfer requests are addressed on a case by case basis.